City of Highland Park

Historic Preservation Commission Meeting
City Hall - Council Chambers
March 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, March 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 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. February 12, 2026, Regular Meeting Minutes

IV. Scheduled Business

A. 147 Central Avenue — Continuation of 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 — Final Consideration of Landmark Nomination

D. 670 De Tamble Avenue — Preliminary Consideration of Landmark Nomination

E. 273 Sheridan Road — Preliminary Consideration of Landmark Nomination

V. Discussion Items

A. 2026 Preservation Month Events

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 April 8, 2026

VIII. Staff Report

IX. Adjournment

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

MEETING DATE: Thursday, February 12, 2026

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

CALL TO ORDER
At 6:33 p.m., Chairperson Weeder called the meeting to order. This Commission meeting takes place on-site. Staff was asked to call the roll.

ROLL CALL
Commissioners Present: Chairperson Weeder; Commissioners Ehrlich, Greenbaum, Pines, & Portman

Commissioners Absent: Commissioners Gonka & Hartinger

Councilmember Present: Lidawer

Student Council Present: Cooper Baum & Gabi Goldstein

Staff declared that a quorum was present.

Staff Present: Coleman & Markle

Guests Present: Tom Hiller & Peijian Sun/Petitioners, Mary Seyfarth, Linda Barbera-Stein

Others Present: Gale Cerabona, Recorder

APPROVAL OF MINUTES
Regular Meeting of the Historic Preservation Commission – January 8, 2026

Commissioner Pines moved to approve the regular meeting minutes of January 8, 2026. Commissioner Ehrlich seconded the motion.

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

Staff declared that the motion passed unanimously.

SCHEDULED BUSINESS
Planner Markle advised that the Applicant asked that the next two cases be continued to the March 12, 2026, HPC meeting. They noted the Plan and Design Commission/PDC meeting would be continued as well.

1. Review of Written Report to the Plan and Design Commission regarding Planned Development – 147 Central Avenue

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2. Continuation of Partial Landmark Removal – 147 Central Avenue

Commissioner Ehrlich commented on public comment included in the February Agenda Packet. He believes the HPC cannot rule on the first two agenda items. He noted confusion regarding procedural grounds. Planner Markle recommended that the Commission not discuss items without the Petitioner present and stated procedural questions will be discussed further at the March HPC meeting.

Councilperson Lidawer said these cases are requested to be continued.

Commissioner Ehrlich said previous comments regarding procedure have not been responded to. Planner Markle stated that Corporation Counsel has already addressed the Commission's procedural concerns in the form of a memo. The memo is included in the February Agenda Packet.

Commissioner Portman moved to continue the two cases for 147 Central Avenue to the March 12, 2026, HPC meeting. Commissioner Pines seconded the motion.

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

Staff declared that the motion passed unanimously.

3. Preliminary Consideration of Landmark Nomination – 818 Hill Street

Commissioner Portman disclosed he lives 8-9 houses away on this street and has a friendship with the owners. Corporation Counsel is aware and advised there would be no conflict.

Planner Markle offered a presentation:

- Summary
  - The "Summer House"
  - Tudor style
  - built c. 1927
  - architect is Harry Bengston
- Edith Rockefeller McCormick
  - original owner (not primary residence)
  - daughter of J.D. Rockefeller
  - real-estate developer; created *The Highlands*
- Elevations were shown
  - cedar-shingled roof
  - fieldstone chimney
  - hand-hewn logs (building material) may be the oldest in Highland Park
- Swedish Influence (culture document from Applicant was distributed)
- Notable Architectural Features
- Tudor-style Characteristics
  - Similarities to "Storybook style"
- Chain of Title
- Alteration History

- east, south façade modification
- log replacement
- carriage door removal; standard garage doors installed

- Site Plan
  - Roof restoration – nominated for 2026 Preservation Award. Will be further considered in May 2026.

Councilperson Lidawer departed the meeting at 7:07 p.m.

- Landmark Criteria (Staff recommends considering Criteria #1, 3, 4, 5, 6, 7, & 9)
- Recommendation

Petitioner/Owner, Mr. Tom Hiller appreciates Planner Markle's presentation. He said he had no idea about the history of the house when the initially moved in. The history was long forgotten at the time. They have been living there for 4 years, and it's a one-of-a-kind house. The roof and structure is a work of art. The home has original Crane bathroom fixtures. Mr. Hiller advised that 1/3 of Swedish people immigrated to the Midwest. He shared logs are actual.

Some HPC comments are:

- Commissioner Ehrlich said it's an incredible presentation and house. He believes all landmark criteria apply along with integrity.

  Mr. Hiller stated the Newberry Library has minutes of meetings from around 1928 (regarding the ERM Trust). He discussed the preparation/culmination of notable events (300th Anniversary in 1938) in Delaware.

- Chairperson Weeder commended the Petitioner on a great summary.
- Commissioner Portman referred to Pages 24-25, and noted the pine trees haven't changed. He stated this home is a focal point of the Swedish movement.

  Mr. Hiller said the paneling is mind boggling. He and his wife had no clue when they bought this house; built like a bomb shelter.

- Commissioner Greenbaum said the architect for her house is R. Harold Zook.

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

- Mary Seyfarth asked how many faux-thatched roofs are like this in Highland Park. It was noted there is one on Oakwood, St. Johns, and Sheridan Road.

  Mr. Hiller said the number of houses in the area had this type of roof; though, they are torn off now. He noted there is one on Greenwood; has to do with the number of layers. Another house is on Tower Road and another by Northwestern. There are some in Palatine, Hinsdale, etc.

Petitioner/Owner, Mrs. Peijian Sun advised this roof is unique; like an ocean; a fish pattern. There is a boat on the chimney (to come across the ocean). Many say this house is overbuilt. There is a Japanese burn technique. The stone is granite, river stone (breaking technique rather than cutting).

Another audience member came forward:

- Linda Barbera-Stein did an exhibit in *The Highlands* with this kind of house; the American Dream. Housing materials were American-made and affordable. This house was a summer house.

  Planner Markle displayed an aerial view as did Ms. Stein.

  Ms. Stein advised there were 7-9 Tudor homes built before the crash.

More HPC comments are…..

- Chairperson Weeder believes this house meets Criteria 1, 3, 4, 5, 7, & 9.
- Commissioners Pine and Portman concur.
- Commissioner Ehrlich believes Criteria 2 & 8 also meet landmark criteria.

Commissioner Ehrlich moved that Criteria 1, 2, 3, 4, 5, 6, 7, & 9 apply as well as the grounds. Commissioner Portman seconded the motion.

Referring to Criteria 2, Commissioner Ehrlich said the location of an event could be anywhere. After consensus of at least 3 HPC members who disagreed that Criteria 2 applies, Commissioner Ehrlich withdrew his motion. Commissioner Portman withdrew seconding the motion.

Commissioner Greenbaum moved that Criteria 1, 3, 4, 5, 6, 7, & 9 apply, the house has sufficient integrity, and a preliminary Landmark Designation is recommended. Commissioner Pines seconded the motion.

On a roll call vote

Voting Yea	Chairperson Weeder; Commissioners Ehrlich, Greenbaum, Pines, & Portman
Voting Nay:	None

Staff declared that the motion passed unanimously.

Audience member, Mary Seyfarth offered rationale that Criteria 2 applies due to Edith McCormick. Members of the HPC stated this is covered in Criteria 3. Mr. Hiller responded with more history on Edith McCormick.

DISCUSSION ITEMS

There were no Discussion Items.

BUSINESS FROM THE PUBLIC

There was no Business from the Public.

STAFF REPORT

Planner Markle referenced the CMO memo about Residents' Academy/Summer School and encouraged HPC members to apply.

Planner Markle welcomed two new Student Representatives. Cooper Baum & Gabi Goldstein introduced themselves and shared where they go to high school.

OTHER BUSINESS

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1. Next Regular Meeting is Scheduled for March 12, 2026

It was noted the next regular HPC Meeting is scheduled for March 12, 2026.

ADJOURNMENT

Commissioner Portman moved to adjourn at 8:02 p.m. Commissioner Ehrlich seconded the motion.

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

Staff declared that the motion passed unanimously.

Respectfully Submitted,

Gale Cerabona
Recorder

MINUTES OF A REGULAR MEETING ON JANUARY 8, 2026, WERE APPROVED WITHOUT CORRECTIONS.

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City of Highland Park

Memorandum

Date: April 7, 2026

To: Plan and Design Commission

From: Historic Preservation Commission

Subject: 147 Central Avenue – Written Report to Plan and Design Commission

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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 March 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

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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[1]
  - 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 associated with 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. 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

[1] The gatepost is located in the public-right-of-way. The HPC discussed the gatepost because the PDC has the ability to consider off-site impacts.

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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 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 **March. 12, 2026 HPC Regular Meeting**.

Attachments

1. 1.8.26 HPC Staff Report
2. 1.8.26 HPC Regular Meeting Minutes
3. DRAFT 3.12.26 HPC Regular Meeting Minutes
4. Public Comment Submitted to HPC 1.8.26
5. Public Comment Submitted to HPC 3.12.26

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City of Highland Park

Memorandum

Date: March 12, 2026

To: Historic Preservation Commission

From: Maddy Markle, Planner I

Subject: 147 Central Avenue – Continuation of Partial Landmark Designation Removal

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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 (HPC) 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.

The applicant requested a further continuation prior to the Feb. 12, 2026 meeting. The Commission moved to grant a continuation to the March. 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 ("***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 designation, any new home on Lot B would be a Regulated Structure[1] and have to be reviewed by the HPC through a Certificate of Appropriateness consideration (*see* ***Attachment B***).

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[1] 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, […]"

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 maintained their stance 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 following for 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***).[2]

   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 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.

[2] The applicant requested a resolution be drafted in anticipation of the Commission's consideration of this matter. Draft resolutions are standard for every application and do not reflect a pre-determined conclusion.

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 April 8, 2026, the next regularly scheduled Commission meeting.

(4) The Commission may also choose to continue the item until date uncertain to allow the subdivision process to conclude before considering the Landmark Removal application.

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.[3] 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 B[4] in accordance with Sec. 24.025(H) of the Historic Preservation Ordinance. Staff's review of the historic record for 147 Central Avenue finds that the property as a whole is a Regulated Historic Structure, meaning any newly-created lot will be a Regulated Historic Structure. Therefore, a Certificate of Appropriateness from the Historic Preservation Commission is 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 single-family dwelling 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 proposed Lot B portion of the property and the adjacent right-of-way.

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 1985 Landmark Nomination nor as part of the 1982 National Register Multiple Resource Nomination, which further supports the assumption that this structure no longer exists.

[3] Staff notes the gateposts and a portion of the fence are located in the public-right-of-way. Corporation Counsel has advised that the gateposts cannot be considered as part of the landmark removal proceedings because they are not located on the landmarked property.

[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 historic gateposts. The fence is noted on the 1988 Landscape Survey and is pictured in the 2020 landmark summary sheet[5] (***Attachment J***).

Figure 1. *Historic fence located on proposed Lot B*

Gatepost and Finials – Not Located On Landmarked Parcel

The historic gatepost located near the proposed Lot B was of interest to the Commission at the Jan. 8, 2026 meeting.

However, prior to the Feb. 12, 2026 meeting, staff became aware that the gatepost is not located on the landmarked property and instead lies in the public right-of-way. The location of the gatepost is clearly visible on a plat of survey completed by a licensed surveyor (*see **Attachment K***). Corporation Counsel advises that the gatepost should not be a part of the Commission's landmark removal consideration because it is not located on the Landmarked lot. The gate's ownership and historicity are not relevant to this landmark removal application because it was never technically part of the landmarked parcel to begin with.[6]

Additional Context in Light of Recent Questions

Scope of Landmark Designation

It is the City's policy to evaluate the scope of landmark designations relative to what was considered by the City Council at the time of the designation. Staff refers to this process as a review of the historic record. In the case of 147 Central Avenue, staff found that the City Council, HPC and applicant intended to landmark the parcel, not just the main house. However, this does not automatically mean that every individual property feature has historic significance.

[5] Created by: Susan Benjamin

[6] The Commission can still consider the gatepost as part of the non-binding recommendation to the Plan and Design Commission because the PDC can consider off-site impacts. That application is separate from the Landmark Removal application and should be considered separately.

Staff 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 L** and **F**). Staff does not consider the structures *only* listed as part of the 1988 Landscape Survey historically significant relative to the original 1985 landmark ordinance. The 1988 survey work was completed years after the property was designated a Local Landmark.

This does not mean that these property elements are not historic nor should this finding be interpreted to imply that the Commission is prohibited from considering elements beyond those known to the City Council in 1985. Corporation Counsel has advised that the Commission may consider all historic property elements as part of the Landmark Removal consideration.

The Commission must determine if the property elements located on Lot B meet Landmark Criteria and the Integrity standard.

National Register Status

Questions have been raised about 147 Central Avenue's status relative to the National Register of Historic Places ("***NRHP***"). Staff and the State Historic Preservation Office ("***SHPO***") have both confirmed that 147 Central Avenue is not listed on the NR as part of a National Historic District.

In August of 1982 the State received a submission for the Linden Park Place-Belle Avenue Historic District ("***National District***") as part of the Highland Park Multiple Resource Nomination. This original submission included a map of the proposed National District boundary, which included 147 Central Avenue. The State returned the submission to the sender with concerns about an unclear boundary that was "*artificially extended to include the Women's club and two unidentified properties*." The submitter was asked to resubmit the nomination with a boundary that gives the district an identity that is distinct from the area surrounding it *(see **Attachment M**)*.

The applicant resubmitted the nomination in May of 1983. The resubmission included a letter from former HPC Chair Susan Benjamin stating "*As you can see, I altered the boundaries to exclude the Women's Club and several properties that did not contribute to the significance of the District (either historically or architecturally) along Park Avenue.*" The reviewer commented on the 1983 resubmission return sheet "*Boundaries have been tightened.*" The resubmitted map excludes 147 Central Avenue. Presumably, 147 Central Avenue was one of the properties on Park Avenue that was removed from the final adopted National District *(see **Attachment N**)*.

On July 12, 1986, property owner Martha Macleod petitioned the State to add 147 Central to the NRHP. Later that week she followed up in a separate letter stating that she will only apply for a district boundary extension if that is the recommendation of the HPC or the State. Keith Sculle, SHPO Survey and National Register Coordinator responded "*After considering the matter, I recommend no further consideration for the National Register of the Cornelius Field and thank you for your patience during the discussion" (see **Attachment O**)*. This concluded the efforts to nominate 147 Central to the NRHP.

The Deputy Director of the State Historic Preservation Office, Anthony Rubano, has confirmed that National Archive records show that 147 Central Avenue was not included in the final National District. Mr. Rubano explained to Staff that the State's Historic and Architectural Resources GIS (HARGIS) erroneously lists 147 Central Avenue as part of a National District. The HARGIS map includes all the properties included in the 1982 nomination and does not reflect the 1983 boundary change.

This error has led to much confusion. For example, during the 2019 Section 106 review of the Central Bridge, the State incorrectly identified 147 Central Avenue as a Contributing Property in the National District *(see **Attachment P**)*. The 2020 landscape survey sheet also identifies 147 Central Avenue as being a part of the National District *(see **Attachment J**).*

Staff concludes that 147 Central Avenue is not listed on the NRHP and is not included in the National District. Sources that state otherwise are the result of misinformation proliferated by HARGIS.

Relationship between National Recommendations and Local Code

NR status does not impact the procedure for a Local Landmark Removal. Highland Park's preservation ordinance operates independently of the National Register and the National Park's Services ("***NPS***") recommendations. The Secretary of the Interior's Standards for the Treatment of Historic Properties and the National Register Criteria for Evaluation are not referenced in Highland Park's Code. Recommendations created for the purpose of National Register evaluations do not create a legal basis for preservation in the context of a Local Landmark Removal application.

Local Definition of Integrity

There is concern from the public that staff did not reference the NPS's "seven aspects of integrity," such as site setting. The NPS aspects of integrity are not considered during a Local Landmark nomination, nor during a Local Landmark removal. The only criteria considered are those found in Sec. 24.016 and Integrity as defined in Sec. 24.005. The

City Code defines Integrity as "*The degree of original design and historic material remaining in place on a property, structure, area, object, or landscape of significance.*"

Highland Park's definition of Integrity does not call out site setting, but it does call out Landscapes of Significance. Not every site setting is a Landscape of Significance. The Code defines Landscape of Significance as "*A landscape that is significant in its own right as landscape architecture and* not merely as a complementary setting *for a structure or a group of structures.*"

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 sufficient integrity[7]. 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.[8]

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 estate setting, driveway placement and the wrought-iron fence located on the proposed Lot B are historic resources. The gatepost located within the public-right-of-way should not be considered as it is not located on the property.

Attachments

A. Dec. 2025 PUD Application
B. Dec. 2025 Landmark Removal Application
C. Corporation Counsel Opinion
D. DRAFT Resolution for Landmark Removal
E. 1985 HPC Resolution
F. 1982 National Register Nomination

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[7] 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."

[8] 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."

G. 2011 HPC COA for Cottage and Landscape
H. 1986 HPC COA for Coach House
I. 1988 Landscape Survey Form
J. 2020 Landmark Summary Sheet
K. Current Plat of Survey
L. 1985 Landmark Nomination
M. 1982 NR Return Sheet
N. 1983 NR Return Sheet and Letter From Submitter
O. Letters Between Martha MacLeod and SHPO
P. Excerpt from 2019 Section 106 Report
Q. Field Biography
R. 1985 Landmark Ordinance
S. Public Comment to HPC, 2.12.26
T. NR District Map Before and After Boundary Tightening

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

RE: 147 Central Avenue Subdivision in Highland Park

TO: Plan Commission and City Council

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

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

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

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

Existing Tree Inventory

Heritage Trees in Highlighted Yellow

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

View looking East Along Park Avenue

View looking West Along Central Avenue

North

0 20 40 80 160

Ravine Park Partners

SF Lotting Plan
147 Central
Highland Park, Illinois

Date: September 29, 2025

BSB DESIGN
BSBDESIGN.COM

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

PLAT OF SURVEY

OF

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

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

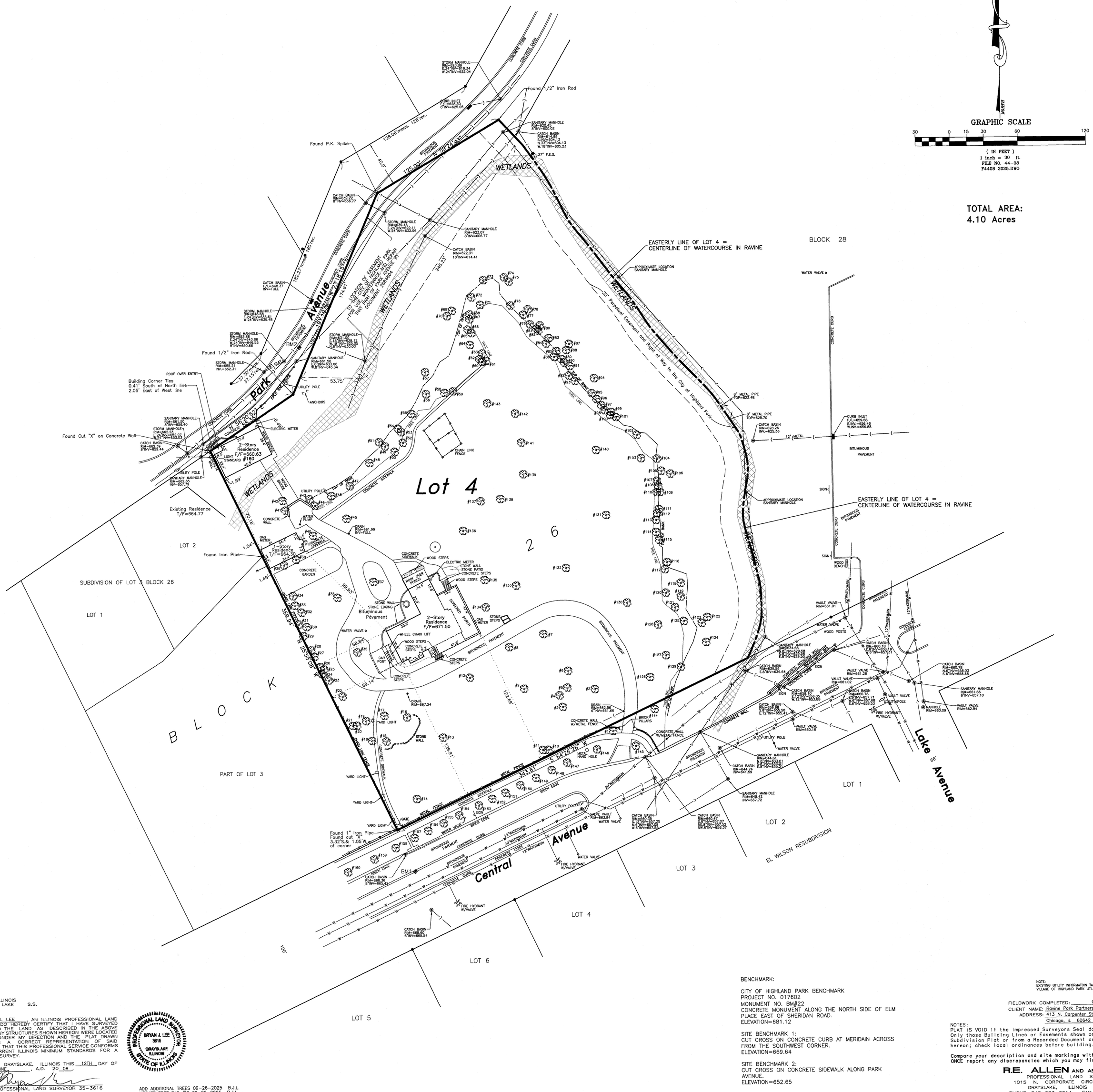
NORTH

GRAPHIC SCALE

30 0 15 30 60 120

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

TOTAL AREA:
4.10 Acres



BENCHMARK:

CITY OF HIGHLAND PARK BENCHMARK
PROJECT NO. 017602
MONUMENT NO. BM#22
CONCRETE MONUMENT ALONG THE NORTH SIDE OF ELM PLACE EAST OF SHERIDAN ROAD.
ELEVATION=681.12

SITE BENCHMARK 1:
CUT CROSS ON CONCRETE CURB AT MERIDAIN ACROSS FROM THE SOUTHWEST CORNER.
ELEVATION=669.64

SITE BENCHMARK 2:
CUT CROSS ON CONCRETE SIDEWALK ALONG PARK AVENUE.
ELEVATION=652.65

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

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

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

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

STATE OF ILLINOIS
COUNTY OF LAKE S.S.

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

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

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

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.

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

CITY OF HIGHLAND PARK
Historical Preservation Review
Letter of Situation
Dated: December 22, 2025

RE: 147 Central Avenue Subdivision in Highland Park

TO: Chairman of the Historical Preservation Commission, the Historical Preservation Commission and the City Council

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

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

Pursuant to Section 24.025(H)(2) of the City Code, the City Council may remove the Landmark designation for any property, structure, area, object or landscape of significance if it finds the reasons for which the landmark designation was once appropriate are no longer present. Assuming the concurrent subdivision application is approved, the reasons for the landmark designation will solely remain existing home lot and not on the newly created vacant lot. As such, the reasons for the landmark designation will no longer exist on the newly created empty lot. Since the basis for the designation will no longer exist, the City Council may remove the landmark designation on this newly created lot. To be clear, the applicant is not requesting nor advocating for the removal of the Field House's landmark designation. Instead, the new subdivision will enhance the historical home by allowing someone to purchase the historical home at a fair price providing them the financial flexibility to invest in the home's preservation. We believe this creates a win-win situation, where the owner obtains a fair price for this large property while allowing someone to purchase the landmarked home at am attainable price.

In sum, the existing landmarked home will remain untouched and preserved for generations to come. Furthermore, the newly created lots comply with the regulations by

meeting the minimum lot width, depth and area in the zoning district. As set forth above, the application herein meets the standard for removal of landmark designation set forth in the Zoning Code, and based upon the City Code, the Council would be within its authority to remove such a designation.

Thank you for considering this application.

Elrod Friedman LLP

350 North Clark Street
Second Floor
Chicago, Illinois 60654
312-528-5200
www.elrodfriedman.com

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.

DRAFT

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

DRAFT

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

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

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

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

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

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

AYES: -5-

NAYES: -0-

ABSENT: -4-

PRESENT: -0-

PASSED: 7-30-85

APPROVED: 7-30-85

Susan S. Benjamin
Chairman

RESOLUTION NO. 2-85

HIGHLAND PARK MULTIPLE RESOURCE INVENTORY SHEET

PROPERTY NAME Cornelius Field House

ADDRESS 147 Central Avenue CITY/TOWN/VICINITY Highland Park

COUNTY Lake STATE Illinois ZIP 60035

OWNER'S NAME Martha F. MacLeod

ADDRESS same CITY/TOWN/VICINITY

STATE ZIP

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

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

APPROXIMATE ACREAGE 3.8 acres

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

ARCHITECTURAL STYLE (IF RELEVANT) Steamboat Gothic

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

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

INTEGRITY: UNALTERED X ALTERED ___

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

ALTERATIONS (cont'd)

USE:

ORIGINAL USE Predominately residential

PRESENT USE Residential

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

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

(continued on attached)

HISTORICAL AND/OR ARCHITECTURAL SIGNIFICANCE

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

FORM PREPARED BY Martha F. MacLeod

TEL (312) 433-3353

PROPERTY NAME Cornelius Field House

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

FACING DATE

PHOTOGRAPHER

LOCATION OF NEGATIVE

continued from "Physical Description..." Page 1

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

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

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

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

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

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:

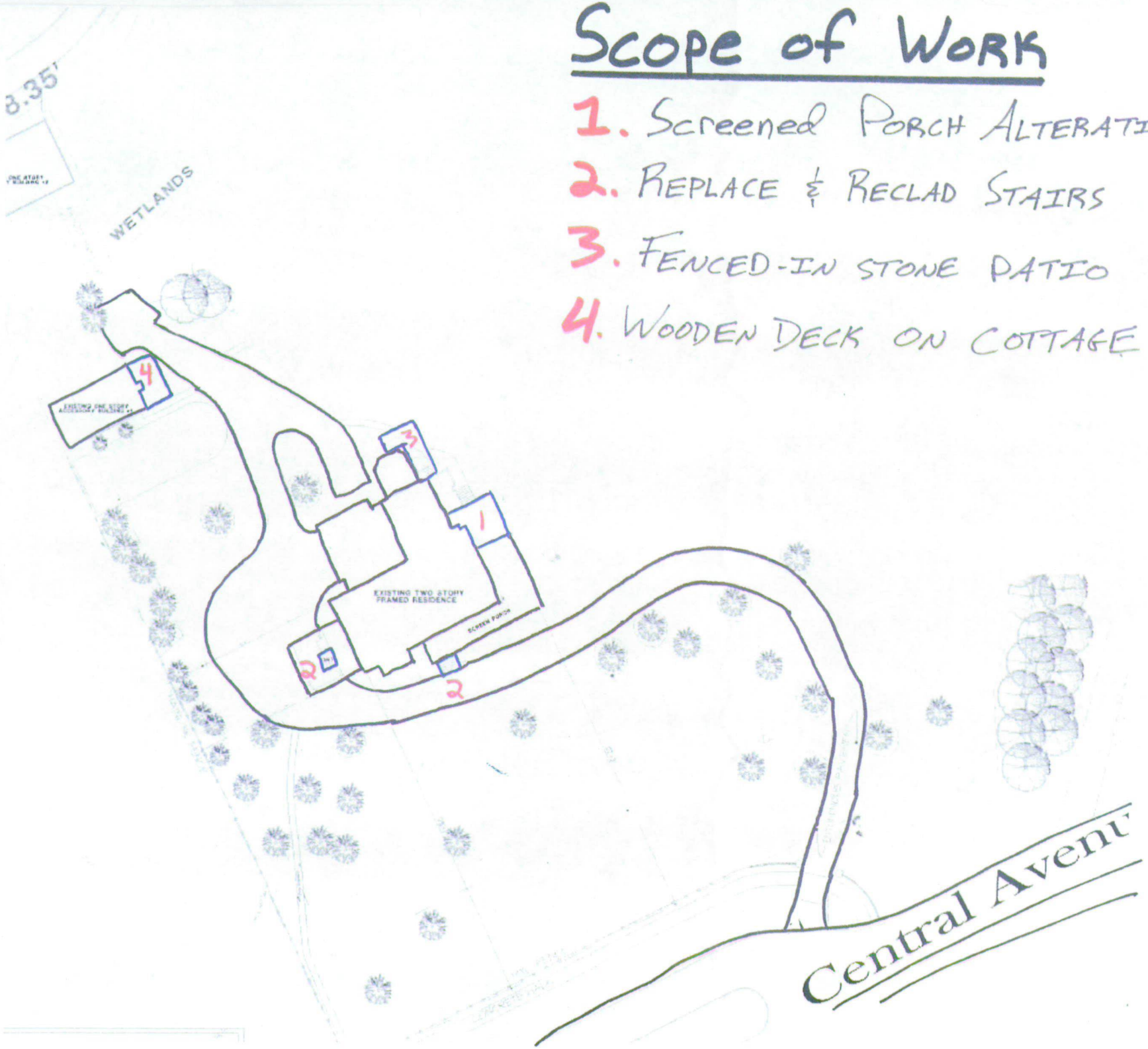
- Details of the fence and patio pavers.
- Approved drawings of cedar deck on the cottage.
- Photographs of the exterior stairs to be replaced.

COMMENTS:

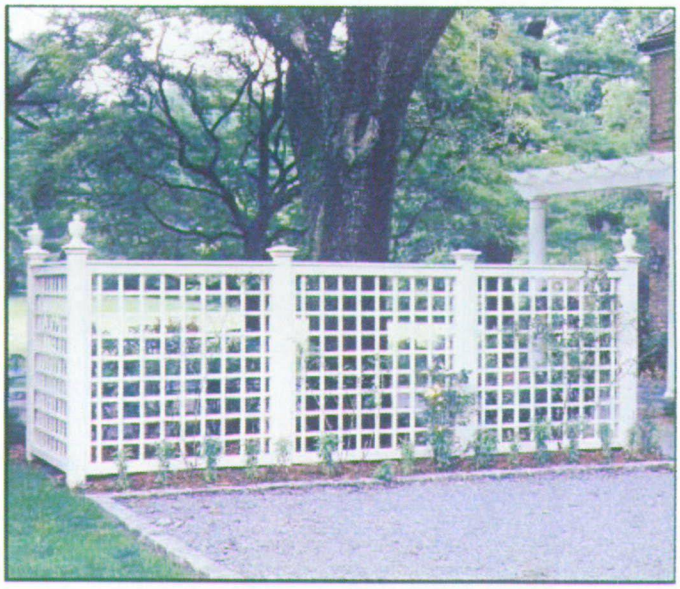
SIGNED:

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

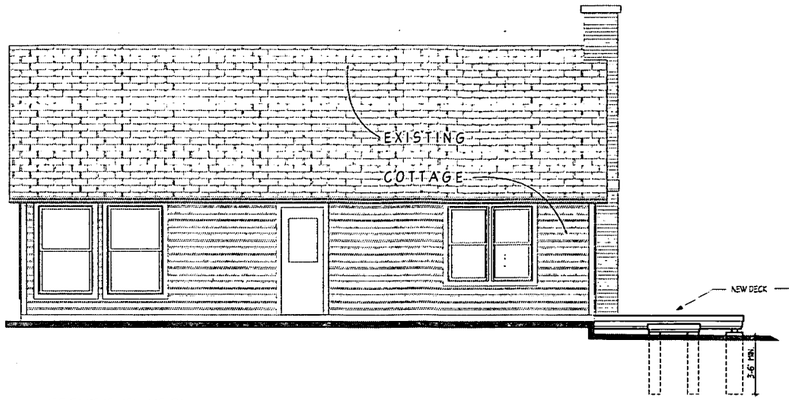
ROSETTA®

THE LOOK AND FEEL OF NATURE

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

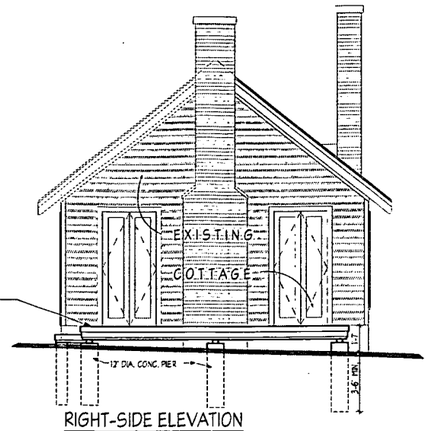
By crafting Rosetta stones with architectural-grade *wet-cast* concrete as opposed to the much more common *dry-cast* concrete, Rosetta Hardscapes captures a level of detail in texture previously unavailable in landscape block materials. Also, the use of *wet-cast* concrete allows Rosetta to offer significantly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

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



FRONT ELEVATION

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

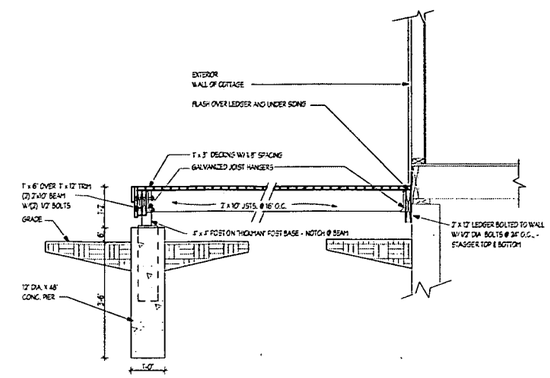


RIGHT-SIDE ELEVATION

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

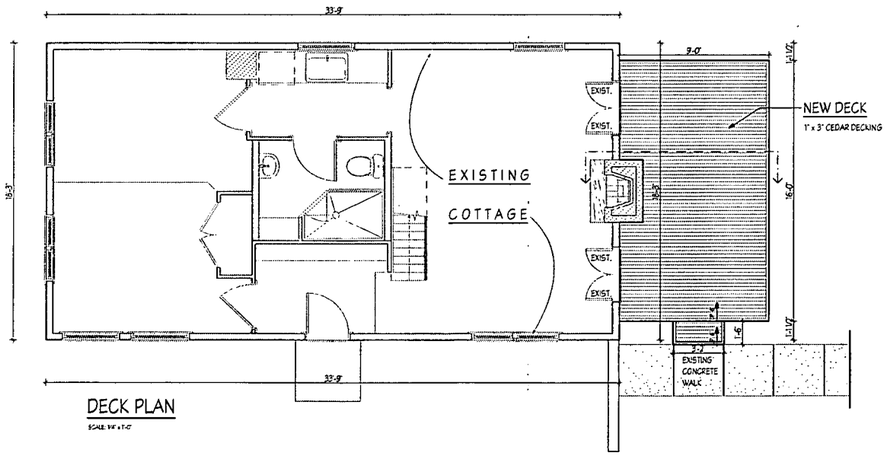
GENERAL NOTES:

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



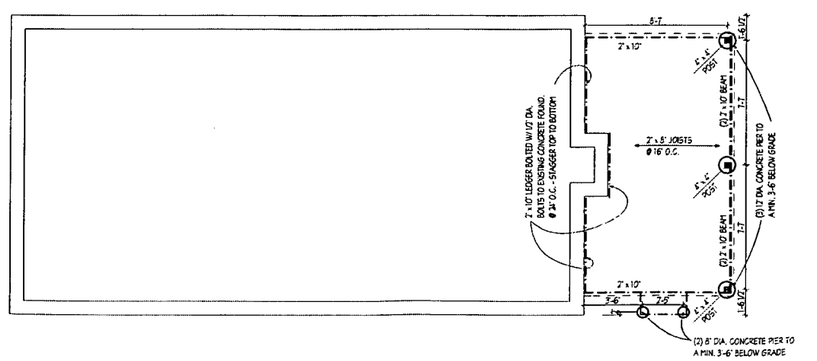
DECK SECTION

SCALE 1/2" = 1'-0"



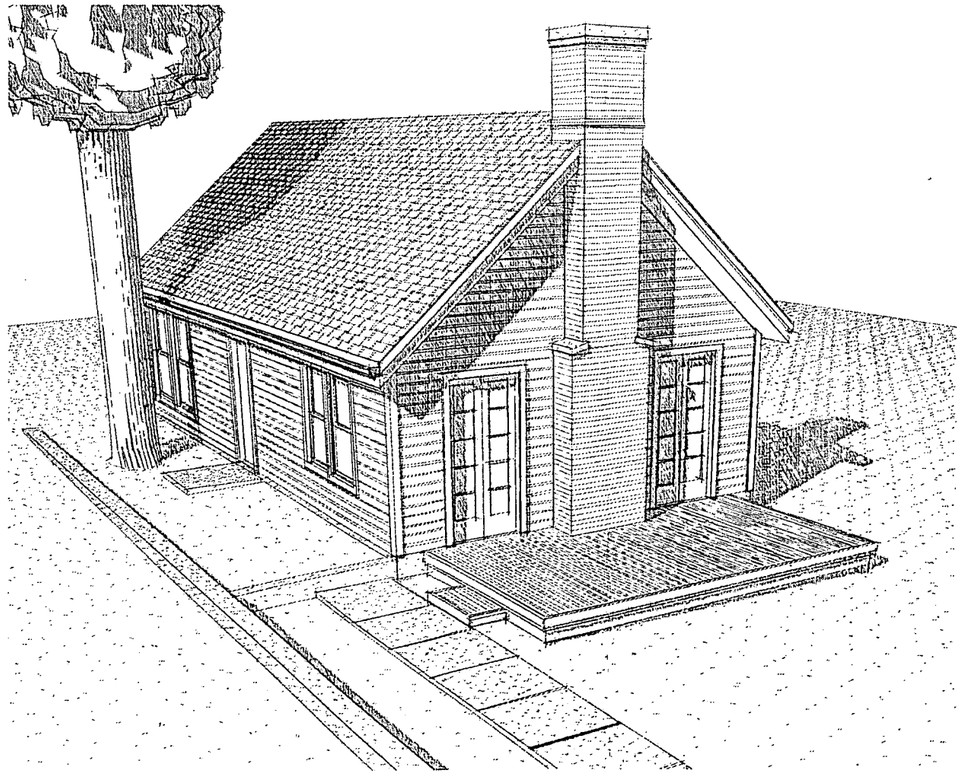
DECK PLAN

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



DECK FRAMING PLAN

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



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

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

DO NOT SCALE DRAWINGS

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

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

PLAN No. NB 422-11

SHEET No. 1 of 1

nb

HISTORIC PRESERVATION COMMISSION

CERTIFICATE OF APPROPRIATENESS

Date: August 19, 1986

Name of Landmark: Cornelius Field House (Coach House)

Address: 147 Central/ 160 Park Ave.

Name of Owner: Martha and Al MacLeod

Name of Contractor: Peter Nicolazzi, Carpenter and Smith

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

Date of Commission Review: August 19, 1986

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

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

Comments:

Signed: Susan S Benjamin (JS)

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

Significance

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

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

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

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

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

Charles Breson - deciduous trees & shrubs also dwarf poplar grove.

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

7) Evaluation
Condition
___Excellent ___Good X Fair ___Deteriorated ___Severely Deteriorated

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

12 Qualilfying Statement of Condition and Change

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

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

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

14 8) Form Prepared by: Van BEROES

Address 1707 St. Johns

Phone Date

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

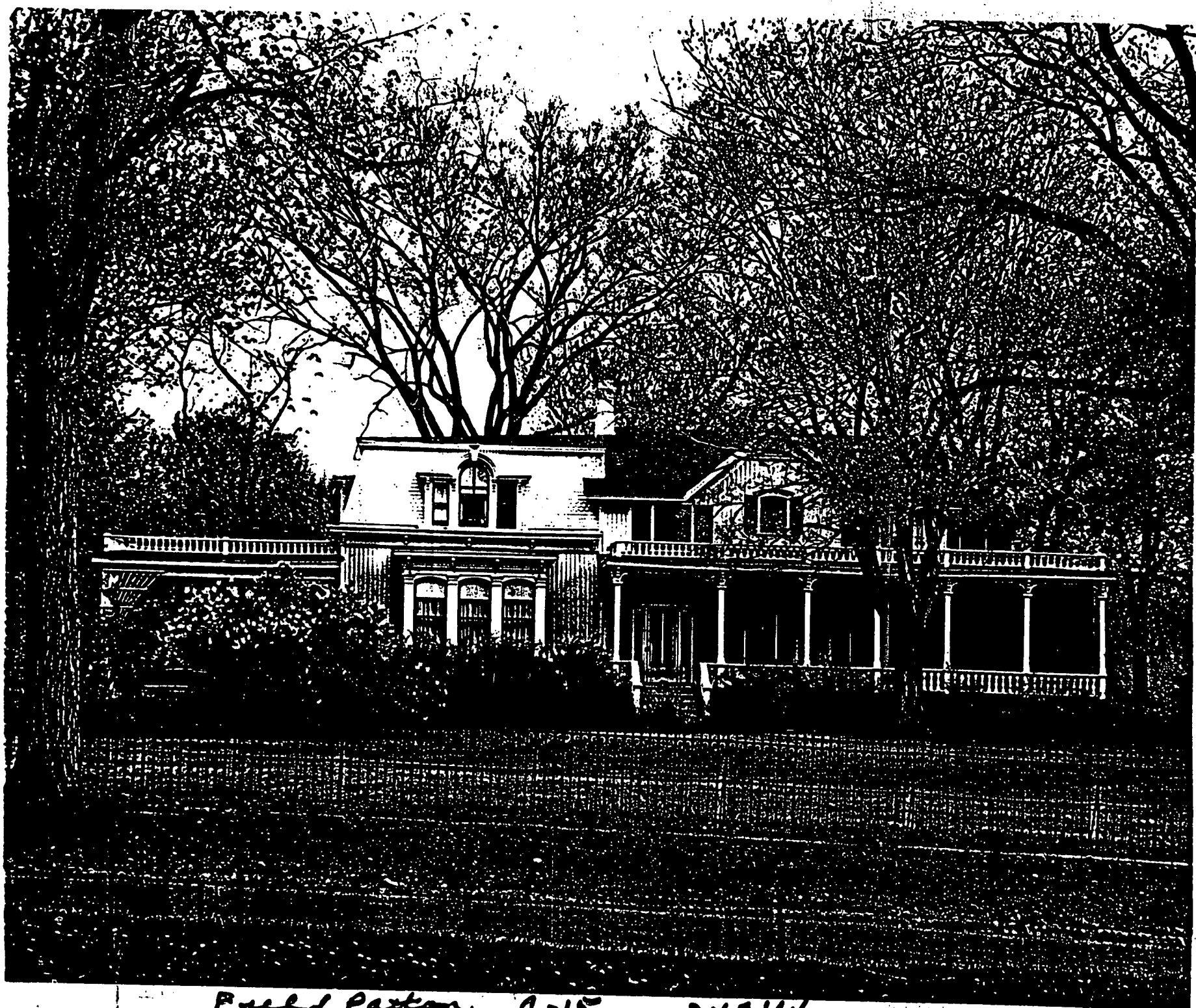
mike . son of John T.

John T. Snite
San Diego

B/W

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

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



147 CENTRAL - CHEED / MACLEOD HOUSE
Early 1970's

Fred Patton C-15 2X3 1/4

37

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

1417 CENTRAL AVE — No DATE

1417 Central Ave

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

added Willows & poplars. 1970's

Was called Twin oaks because of tree in front

4yrs ago put in spirea
added yew by door

old greenhouse & potting shed - held furnace - now terrace

trellis by greenhouse moved from orchard

Tulip tree - ? magnolia
pump original location

Well at least 33 yrs old.

formal garden - 8 sq ? w/grass paths.

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

Is low on pt multicolored, revived after manuring

pebble paths - also in btween 2 hedg(s)

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

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

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

Orchard 30yrs - many tapersty hedge privet

driveway hedged

147 Central Ave.

Florence drive added after 1954 the drive around
the portico

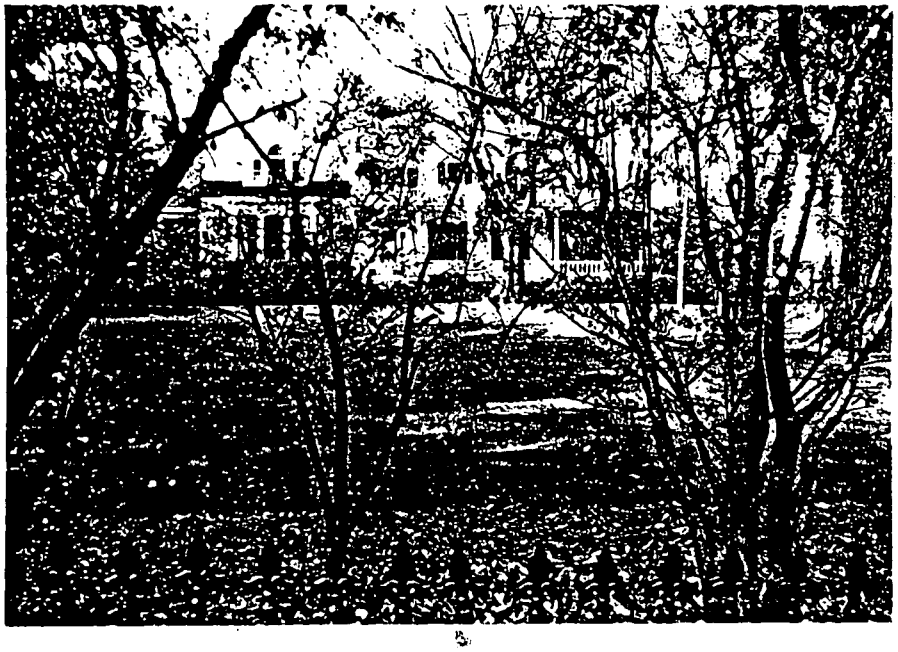
2 gardeners - lived in carriage house 1930's - 40's

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

flag pole - from 2 masted schooner - were spliced - on E end of orchard
which sank off shore 20' in 1950's
photo shows pole on W. end
of yard.

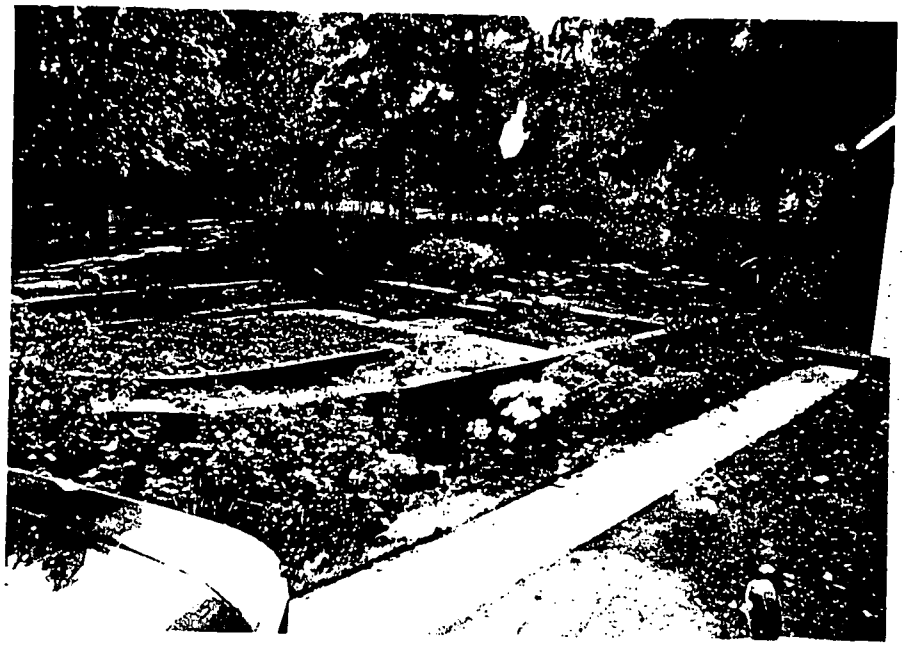
Carriage house turn of century, Queen Anne style?

Entry gate leading to Cornelius Field property



Front view of house from Ron Victorian gater

stone borders around natural ravine area



Foundation area now terrace + garden

Drive leading to house w/ corner planting

147 Central Avenue

Address: **147 Central Avenue**

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

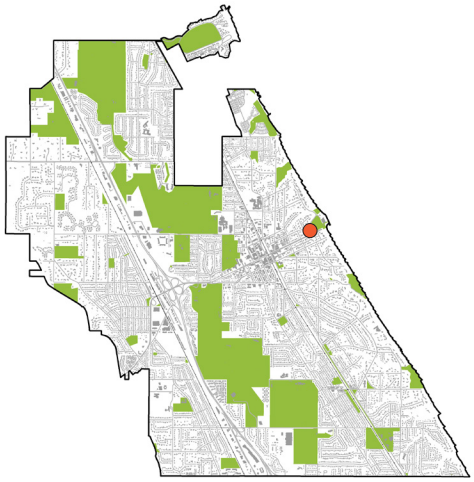
Historic Name: **Cornelius Field House**

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.

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

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

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

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

David W. Fairman
City Clerk

8/23/85-1:14

AN ORDINANCE DESIGNATING HIGHLAND PARK LANDMARKS

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

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

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

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

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

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

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

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

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

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

AYES: - 7 -

NAYS: - 0 -

ABSENT: - 0 -

PASSED: 8/26/85

APPROVED: 8/26/85

PUBLISHED: 9/12/85

ORDINANCE NO: 34-85

Robert M Buhai
Mayor

ATTEST:

David W. Jansen
City Clerk

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

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

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

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

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

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

AYES: -5-

NAYES: -0-

ABSENT: -4-

PRESENT: -0-

PASSED: 7-30-85

APPROVED: 7-30-85

Susan S. Benjamin
Chairman

RESOLUTION NO. 2-85

EXHIBIT I-A

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 Adress(es) of Applicant(s):

Name(s): Martha MacLeod

Signature(s): Martha MacLeod

Address(es): 147 Central
Highland Park 60035

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

Please complete and return this form to the Highland Park

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 architectual 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 infulenced 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 architectual 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.

PLAT OF SURVEY

OF

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

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

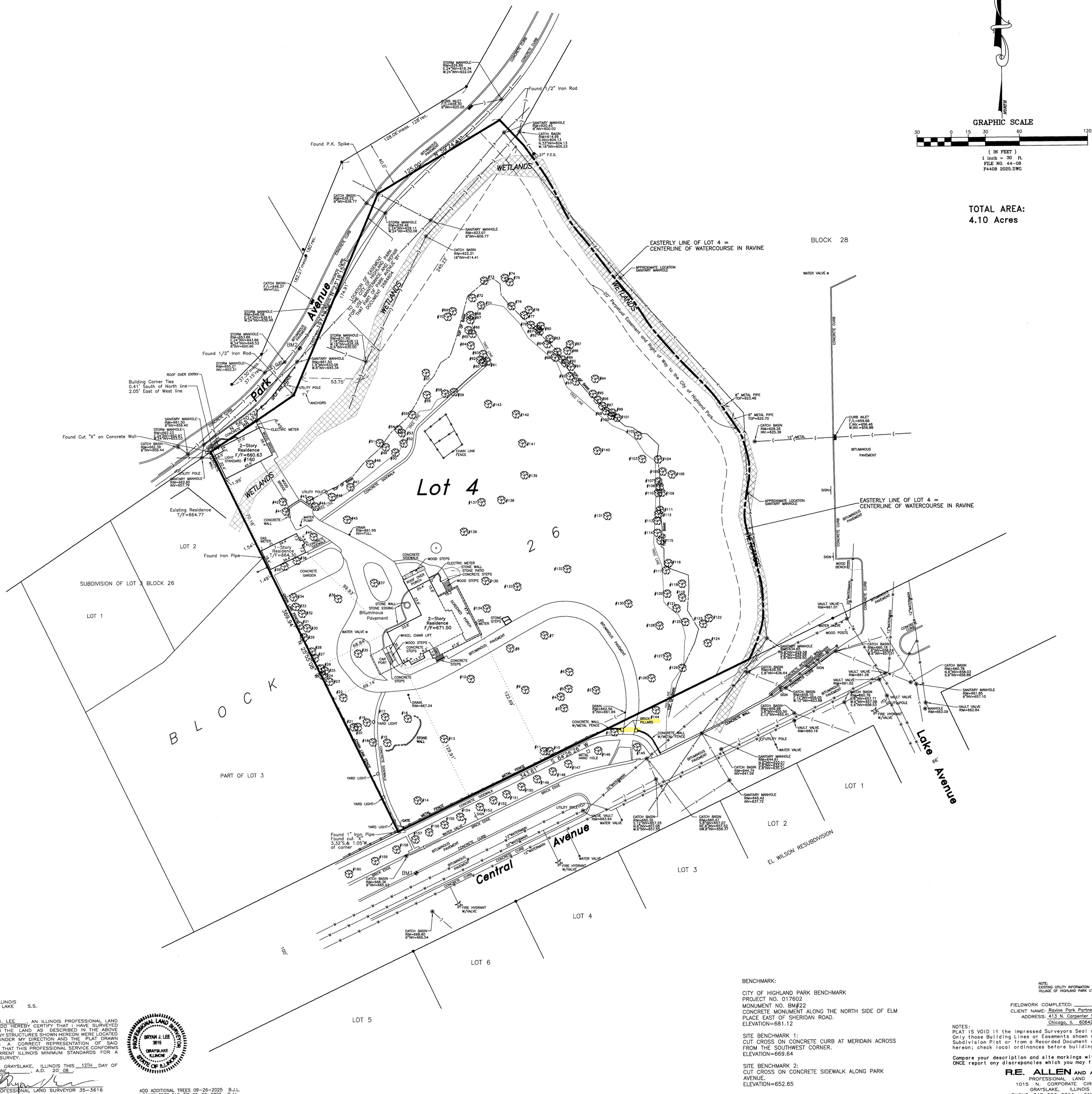
NORTH

GRAPHIC SCALE

30 0 15 30 60 120

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

TOTAL AREA:
4.10 Acres



STATE OF ILLINOIS
COUNTY OF LAKE S.S.

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

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

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

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. BM#22
CONCRETE MONUMENT ALONG THE NORTH SIDE OF ELM PLACE EAST OF SHERIDAN ROAD.
ELEVATION=681.12

SITE BENCHMARK 1:
CUT CROSS ON CONCRETE CURB AT MERIDAIN ACROSS FROM THE SOUTHWEST CORNER.
ELEVATION=669.64

SITE BENCHMARK 2:
CUT CROSS ON CONCRETE SIDEWALK ALONG PARK AVENUE.
ELEVATION=652.65

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

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

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

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

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

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

Landmark Nomination Form

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

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

2) Street Address: 147 Central Avenue

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

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

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

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

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

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

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

1, 3, 4, 5, 6

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

Name(s): Martha MacLeod

Signature(s): Martha MacLeod

Address(es): 147 Central
Highland Park 60035

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

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

NATIONAL REGISTER OF HISTORIC PLACES EVALUATION / RETURN SHEET

United States Department of the Interior
National Park Service

Substantive Review

Linden Park Place/Belle Avenue Historic District (Highland Park MRA), Lake County, ILLINOIS,

Working No. 8/17/82-22285
Fed. Reg. Date: ____
Date Due: 9/16/82 - 10/1/82

Action: ___ ACCEPT
✓ RETURN 9/29/82
___ REJECT

Federal Agency: ____

___ resubmission
___ nomination by person or local government
___ owner objection
___ appeal

Substantive Review: ✓ sample ___ request ___ appeal ___ NR decision

Reviewer's comments: Numerous questions concerning boundaries & documentation. Almost 1/3 of the properties have not been identified, the western & southern boundaries are erratic and not justified. Park Ave is inadequately photographed and contains a large portion of modern, altered, & unidentified properties (that street contains almost 1/3 the properties in the district). Boundaries appear to have been artificially extended to include a women's club and 2 unidentified properties. There is no identification of contributing & non-contributing properties, or of intrusions. Character & cohesiveness of district compared w/ surrounding area is not clear. See below.

Recom. / Criteria Return
Reviewer Grosvenor
Discipline historian
Date 9/29/82
___ see continuation sheet

X Nomination returned for: ___ technical corrections cited below
X substantive reasons discussed below

1. Name

2. Location

3. Classification

Category	Ownership	Status	Present Use
	Public Acquisition	Accessible	

4. Owner of Property

5. Location of Legal Description

6. Representation in Existing Surveys

has this property been determined eligible? ___ yes ___ no

7. Description

Condition: ___ excellent ___ good ___ fair ___ deteriorated ___ ruins ___ unexposed
Check one: ___ unaltered ___ altered
Check one: ___ original site ___ moved date ____

Describe the present and original (if known) physical appearance

___ summary paragraph
X completeness
___ clarity
X alterations/integrity
___ dates
X boundary selection

Please identify and provide information on the properties marked by capital letters on the sketch maps. Please explain the selection of boundaries - what gives this district an identity distinct from the areas surrounding it? Especially discuss reasons for including properties along Park Ave, including justification of less-than-50-yr-old buildings and altered buildings — almost half of the district's properties are along this street, ~~and~~ and approx. 1/3 of those are less than 50 yrs old, altered, or have not been identified. only 1 have been photographed. Please provide a list of intrusions.

8. Significance

Period | Areas of Significance—Check and justify below

Specific dates | Builder/Architect

Statement of Significance (in one paragraph)

Please indicate which buildings contribute and which do not contribute to the significance of the district, and explain the standards used to determine this.

___ summary paragraph
X completeness
___ clarity
___ applicable criteria
___ justification of areas checked
___ relating significance to the resource
X context
X relationship of integrity to significance
X * justification of exception
X other (contributing + non-contributing properties)

The principal significance of this district appears to be that it has a concentration of some of Highland Park's earliest residences and also contains a ~~~~ collection of good examples of a variety of residential styles found in the larger community — in a district otherwise exclusively residential, why do the boundaries just cut to pick up a women's club? This may be a significant resource in Highland Park, but does not appear to fit in the Linden Park Place/Belle Ave. Hist. Dist.

Please see #7 & #13 for questions concerning boundaries and the inclusion of Park Ave.

*(#38)

9. Major Bibliographical References

10. Geographical Data

Acreage of nominated property _____
Quadrangle name _____
UMT References

X Verbal boundary description and justification → please provide a boundary justification.

11. Form Prepared By

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

___ national ___ state ___ local

State Historic Preservation Officer signature

title | date

13. Other

___ Maps
X Photographs
___ Other

Plase provide photographs of: 1) more properties along Park Ave, 2) other major buildings cited in the nomination, such as #21, 38, + 45, and 3) representative intrusions.

Questions concerning this nomination may be directed to _____

Signed Beth Grosvenor Date 9/29/82 Phone: 202 272-3504

Comments for any item may be continued on an attached sheet

NATIONAL REGISTER OF HISTORIC PLACES — EVALUATION / RETURN SHEET

United States Department of the Interior
National Park Service

Substantive Review

Linden Park Place/Belle Avenue Historic District
(Highland Park MRA)
Il, Lake

Working No. 8.17.82-2285
Fed. Reg. Date:
Date Due: 5/21/83
Action: ___ ACCEPT
✓ RETURN 5/19/83
___ REJECT
Federal Agency:

✓ resubmission
___ nomination by person or local government
___ owner objection
___ appeal

Substantive Review: ✓ sample ___ request ___ appeal ___ NR decision

Reviewer's comments: Boundaries have been tightened and some additional information submitted. However, several questions remain and photographs are still needed to verify integrity and significance. 23, 24, & 25 do not contribute due to their recent age (1950s). 27, 28, 29 have been altered - their integrity needs verification.

Recom./Criteria Return
Reviewer L McClelland
Discipline A. Hist
Date 5-19-83
___ see continuation sheet

Nomination returned for: ✓ technical corrections cited below
✓ substantive reasons discussed below

1. Name

2. Location

3. Classification

Category | Ownership | Public Acquisition | Status | Accessible | Present Use

4. Owner of Property

5. Location of Legal Description

6. Representation in Existing Surveys

Has this property been determined eligible? ___ yes ___ no

X 7. Description

Condition: ___ excellent ___ good ___ fair ___ deteriorated ___ ruins ___ unexposed
Check one: ___ unaltered ___ altered
Check one: ___ original site ___ moved date ___

- Please describe alterations and assess integrity of #s 27, 28, & 29.
- Note: Bldgs 23, 24, 25 are too recent to be considered contributing.

Describe the present and original (if known) physical appearance

___ summary paragraph
✓ completeness
___ clarity
___ alterations/integrity
___ dates
___ boundary selection

- Please submit originals for pages 7.14, 7.15, and 7.16 - these were missing from resubmission.

8. Significance

Period | Areas of Significance—Check and justify below

Specific dates | Builder/Architect

Statement of Significance (in one paragraph)

#10: Please justify the significance of Building 41 and its continuity with the district (in view of the concentration of non-contributing buildings separating it from other contributing buildings).

- ____ summary paragraph
- ____ completeness
- ____ clarity
- ____ applicable criteria
- ____ justification of areas checked
- ____ relating significance to the resource
- ____ context
- ____ relationship of integrity to significance
- ____ justification of exception
- ____ other

9. Major Bibliographical References

10. Geographical Data

Acreage of nominated property _____

Quadrangle name _____

UMT References

Verbal boundary description and justification

Depending on the historic integrity of 27, 28 and 29, they may be included or excluded from boundaries. See also 8 above.

11. Form Prepared By

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

____ national ____ state ____ local

State Historic Preservation Officer signature

title | date

13. Other

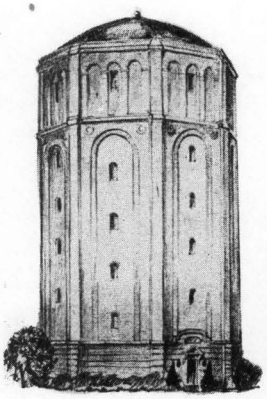
- ____ Maps
- X Photographs Please provide photos of 27, 28, 29, and 41.
- ____ Other

B. Grosvenor / L. McClelland

Questions concerning this nomination may be directed to L. McClelland

Signed L McClelland Date 5/19/83 Phone: 202 272-3504

Comments for any item may be continued on an attached sheet



Highland Park
Landmark Preservation Committee

Offices at: WEST RIDGE CENTER, PARK DISTRICT OF HIGHLAND PARK
636 RIDGE ROAD • HIGHLAND PARK, ILLINOIS 60035 • 312-831-3810

March 10, 1983

Ms. Beth Grosvenor
Office of the National Register
for Historic Places
National Park Service
U.S. Department of the Interior
Washington, D.C.

Dear Ms. Grosvenor:

I hope the attached will clear up the questions you had on the Linden Park Place/Belle Avenue Historic District in Highland Park.

As you can see, I altered the boundaries to exclude the Women's Club and several properties that did not contribute to the significance of the District (either historically or architecturally) along Park Avenue. The Women's Club probably should be nominated individually, and we intend to do that. Originally, we included all of the properties along Park Avenue - even many non-contributing properties - (those lettered, see #4, p. 8) to provide a visual pathway to Park Lane and Belle Avenue.

Upon reconsideration and after discussion with the Illinois Division of Historic Sites staff, it appears we can accomplish the same end by keeping in the contributing residences at the corner of Park Avenue and Linden Avenue and leaving out a large number of buildings that are either recently built, altered or characterless (or a combination)and which might be considered "compatible" but are non-contributing.

We've left in the 1950's Dubin Houses (#'s 23,24,25) because they are fine second (or maybe third) generation Prairie School-influenced structures. And we've retained

some non-contributing but compatible modern homes because skirting them would really disrupt the cohesiveness of the District. None, by the way, are really intrusive. They are all newer buildings. (See "H;" it is typical.)

Be sure to note that the non-contributing structures, identified by capital letters, have been identified under #4, not #7.

I've included more photos, and hope they will round out the visual documentation you need ("r", "s" and "t").

As to the individual listings you had questions on. The forms, I believe, now contain the information you've requested. I've included some added several photos of the Loeb property and two of the Jensen property.

If there are any further questions, I'll be happy to forward any information you need. Thanks for your guidance.

Sincerely,

Susan Benjamin

Susan Benjamin

Illinois Historic Preservation Agency

Old State Capitol • Springfield • 62701

September 16, 1985

Martha MacLeod
147 Central
Highland Park, IL 60035

Dear Ms. MacLeod:

I understand that you wish to add the Cornelius Field House in Highland Park to the National Register and that the property is on the edge of a National Register district existing in Highland Park. Julia Sniderman, staff representative for the Highland Park Preservation Commission, informed me of your interest.

Federal regulations stipulate that boundary increases require the same documentation for a new National Register nomination (please refer to the enclosed "Instructions for the Preparation..."), including photographs and maps, and that the form justify the increase either as (1) the discovery of information unkown at the time of the original nomination or (2) an error in the original designation. An example of the text for such an increase, apart from maps and photos, is enclosed in the sample "Sheffield Historic District Boundary Extension."

Should you have any questions, please contact me or Ann Swallow. We look forward to receiving your nomination for the boundary increase.

Sincerely,

Keith A. Sculle
National Register Coordinator

KAS:ra
CC: Julia Sniderman
Ann Swallow

CITY OF HIGHLAND PARK, Lake County, Illinois
1707 ST. JOHNS AVENUE / HIGHLAND PARK, ILLINOIS 60035
Telephone 312 / 432-0800

Julia Sniderman
Staff Representative

September 17, 1985

Al and Martha MacLeod
147 Central Ave.
Highland Park, IL. 60035

Dear Al and Martha:

I have received further consultation from Keith Skully, the National Register Coordinator for the Illinois State Preservation Office in regards to your nomination. According to Mr. Skully, there are some problems with the nomination. This surprised me because I have spoken to him about the nomination a couple of times since your initial inquiry last March.

Because Mr. Skully is in charge of all of the National Register nominations in Illinois, I have asked him to advise you directly.

I will be out of town from October 3 to October 15. If you'd like to discuss this further, please call me then.

I did put your flyers in the Kiosks, hope your event went off well.

Sincerely,

Julia

Julia Sniderman

Copy

147 Central Avenue
Highland Park, IL 60035
July 26, 1986

Mr. Keith A. Sculle
Survey and National Register Coordinator
Illinois Historic Preservation Agency
Old State Capitol
Springfield, IL 62701

Dear Mr. Sculle:

Thank you for your letter of July 22, 1986, regarding our request to have the Cornelius Field House considered for addition to the National Register.

Your evaluation makes sense. I simply did not know enough about the subject to have anticipated it, and this possibility had not been suggested to us before, or I might have spared you the tedium of my concerns.

As far as applying for an extension of the boundary to include our house in the district, I will do this only if you or our local commissioners would like to have it done. I suspect that the building has already received far more attention than it warrants.

If you could have someone in your office return our papers and pictures, we would very much appreciate it.

Thank you for all the time you have given us.

Sincerely,

Martha MacLeod

Copies to Susan Benjamin
Julia Sniderman

Illinois Historic Preservation Agency
Old State Capitol • Springfield • 62701

August 13, 1986

Martha MacLeod
147 Central Avenue
Highland Park, IL 60035

Dear Ms. MacLeod:

I have received your letter of July 26, 1986, regarding the Cornelius Field House.

After considering the matter, I recommend no further consideration for the National Register of the Cornelius Field and thank you for your patience during the discussion. Enclosed please find the papers and pictures that you asked to be returned.

Sincerely,

Keith A. Sculle
Survey and National Register
Coordinator

KAS;tb
Enclosures

cc: Julia Sniderman

1. INTRODUCTION

The purpose of this report is to analyze the potential adverse effects of replacing the bridge carrying Central Avenue (MUN 3115) over a Ravine approximately 0.1 miles west of Lake Michigan in Highland Park, Illinois. This bridge, identified as Structure Number (SN) 049-6554, is listed in the Illinois Department of Transportation (IDOT) Historic Bridge List as a primary example of a concrete arch deck with filled spandrel bridge and has been determined to be eligible for listing on the National Register of Historic Places (NRHP), and therefore, it is protected under Section 106 of the National Historic Preservation Act of 1966. The report contains information describing the existing bridge features, its current condition, project's purpose and need, and alternatives considered to avoid adverse effects on the existing bridge while taking measures to provide the best possible safety options for the improvements.

Highland Park, IDOT and the Federal Highway Administration (FHWA) understand that removing this bridge would constitute an adverse effect to the historic structure pursuant to 36 CFR 800.5. This portion of Central Avenue serves as the southern boundary of the NRHP listed Linden Park Place-Belle Avenue Historic District. Future coordination and consultation among IDOT, FHWA and the Illinois State Historic Preservation Officer (SHPO) will develop design and construction commitments to avoid adverse effects to this historic district, including the contributing property at 147 Central Avenue in the northwest quadrant of the bridge. These avoidance measures will be incorporated into a Memorandum of Agreement (MOA) for this undertaking.

Section 4(f) also applies to projects with adverse effects on bridges listed on or eligible for inclusion in the NRHP. The proposed Central Avenue Bridge project proposes to remove the existing structure and replace it with a new structure, an undertaking that will cause an adverse effect.

The Nationwide Programmatic 4(f) Evaluation is applicable to this project because it meets the following criteria:

1. The bridge is to be removed with Federal funds.
2. The project will affect a historic bridge structure which is eligible for inclusion on the NRHP.
3. The bridge is not a National Historic Landmark.
4. The FHWA Division Administrator determined that the facts of the project match those set forth in the Alternatives, Findings, and Mitigation sections of the Nationwide Programmatic 4(f) Evaluation.
5. Agreement among FHWA, SHPO, and the Advisory Council on Historic Preservation (ACHP) has been reached through procedures pursuant to Section 106 of the National Historic Preservation Act of 1966.

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 mortage 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.

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

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

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

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

David W. Fairman
City Clerk

8/23/85-1:14

AN ORDINANCE DESIGNATING HIGHLAND PARK LANDMARKS

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

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

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

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

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

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

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

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

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

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

AYES: - 7 -

NAYS: - 0 -

ABSENT: - 0 -

PASSED: 8/26/85

APPROVED: 8/26/85

PUBLISHED: 9/12/85

ORDINANCE NO: 34-85

Robert M Buhai
Mayor

ATTEST:

David W. Jamison
City Clerk

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

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

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

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

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

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

AYES: -5-

NAYES: -0-

ABSENT: -4-

PRESENT: -0-

PASSED: 7-30-85

APPROVED: 7-30-85

Susan S. Benjamin
Chairman

RESOLUTION NO. 2-85

EXHIBIT I-A

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

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

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

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

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

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

AYES: -5-

NAYES: -0-

ABSENT: -4-

PRESENT: -0-

PASSED: 7-30-85

APPROVED: 7-30-85

Susan S. Benjamin
Chairman

RESOLUTION NO. 3-85

EXHIBIT I-B

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

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

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

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

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

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

AYES: -5-

NAYES: -0-

ABSENT: -4-

PRESENT: -0-

PASSED: 7-30-85

APPROVED: 7-30-85

Susan S. Benjamin
Chairman

RESOLUTION NO. 4-85

EXHIBIT I-C

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

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

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

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

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

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

AYES: -5-

NAYES: -0-

ABSENT: -4-

PRESENT: -0-

PASSED: 7-30-85

APPROVED: 7-30-85

Susan S. Benjamin
Chairman

RESOLUTION NO. 5-85

EXHIBIT I-D

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

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

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

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

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

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

AYES: -5-

NAYES: -0-

ABSENT: -4-

PRESENT: -0-

PASSED: 7-30-85

APPROVED: 7-30-85

Susan S. Bugajski
Chairman

RESOLUTION NO. 6-85

EXHIBIT I-E

WRITTEN PUBLIC TESTIMONY

HIGHLAND PARK HISTORIC PRESERVATION COMMISSION

Regular Meeting, February 12, 2026

Re: Continuation of Partial Landmark Designation Removal, 147 Central Avenue

---

Submitted by: Kelsey Gonzalez
Address: 126 Central Avenue, Highland Park, Illinois 60035
Status: Neighboring Property Owner; Interested Party
Date: February 12, 2026

I. INTRODUCTION

Chair Greenbaum, Commissioners, and Staff:

I submit this written testimony regarding the continuation of partial landmark designation removal for 147 Central Avenue (Case No. PUD-2025-00081). As a neighboring property owner at 126 Central Avenue, I have a direct and substantial interest in the integrity of this Commission's process and the preservation of the Central East area's historic character.

On January 8, 2026, this Commission voted unanimously, 6-0, that the proposed subdivision "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." That finding was correct, well-supported, and has not been undermined by anything that has changed since January 8.

What has changed is the framing. The updated agenda packet, modified less than 48 hours before tonight's hearing, contains a staff footnote that attempts to exclude the very features this Commission relied upon in its unanimous finding. It also contains a pre-drafted resolution, requested by the applicant's attorney, that reaches conclusions this Commission has not yet made. I respectfully urge the Commission to reject both.

II. STAFF'S "TEMPORAL EXCLUSION" FOOTNOTE IS LEGALLY AND FACTUALLY WRONG

The central issue in the updated packet is Footnote 1, which appears in both the written report to the Plan and Design Commission and the continuation memo for tonight's hearing. Footnote 1 states:

> *"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."*

This footnote creates a novel legal theory: that features documented after an ordinance's adoption date cannot be considered part of the landmark. It is wrong for five independent reasons.

A. The 1985 Ordinance Landmarked the Entire Property

Ordinance No. 34-85, adopted August 26, 1985, designates "Cornelius Field House, 147 Central Avenue, PIN: 16-23-210-002." That PIN encompasses the full 4.10-acre parcel, not merely the main residence. HPC Resolution No. 2-85 found the property met Landmark Criteria 1, 3, 4, and 6. Criterion 4 explicitly addresses ***landscape style***. Criterion 6 protects "overall embodiment of elements of design, detailing, materials or craftsmanship." These criteria plainly encompass gateposts, wrought-iron fencing, and a historic carriageway driveway, all features that have existed on this property since the 1870s. The 1988 Landscape Survey did not create their significance; it documented features already present at the time of designation.

B. Highland Park's Own Conduct Confirms the Broader Scope

Staff's own memo acknowledges that the HPC reviewed the coach house in 1986 (one year after landmark designation) and the gardener's cottage and landscape in 2011. These are structures and features located across the wider property, not merely in the footprint of the main house. For forty years, the City exercised regulatory jurisdiction over outbuildings, landscapes, and site features at 147 Central Avenue. It is inconsistent, and legally untenable, to now claim that features documented three years post-ordinance are not part of the landmark when the City has treated the entire property as a Regulated Historic Structure for four decades.

C. Staff's Own January 8 Memo Contradicts This Footnote

The January 8, 2026 staff report, written by the same staff who authored tonight's memo, concluded:

> ***"After review, Staff concludes that the property at 147 Central Avenue is a Regulated Historic Structure in its entirety."***

Staff cannot simultaneously conclude the property is a Regulated Historic Structure "in its entirety" and then insert a footnote excluding features that fall on Lot B because they were documented in 1988. These positions are mutually exclusive. The Commission should rely on the conclusion reached after full review of the historic record (the "in its entirety" finding), not a footnote that contradicts it.

D. Staff's Own Research Proves These Features Are Significant

The very same memo containing Footnote 1 devotes three pages to documenting the significance of the gateposts and wrought-iron fence. Staff researched the Smithsonian Institution's publications on pineapple finials. Staff consulted local historian and author Julia Johnas, who confirmed the gateposts "indicated the location of the carriageway entrance" and that "the pineapple design reflected Field's New England antecedents." Staff photographed and documented wrought-iron remnants at the base of the gateposts, confirming their historicity. Staff concluded these features "point to the historic significance of the gatepost and finials" and that "the wrought-iron remnants further indicate the gatepost's historicity."

Staff then inserted a footnote disclaiming the significance of the same features it just spent three pages proving are significant. The Commission should trust the substance of staff's research, not a footnote that contradicts it.

E. The Footnote Inverts Preservation Law

Under nationally accepted preservation standards, including the National Park Service criteria referenced in Highland Park's own code, integrity is evaluated based on how a property conveys its significance at the time of review, not based on which features happened to be cataloged on the date an ordinance was adopted. The seven aspects of integrity (location, design, setting, materials, workmanship, feeling, and association) are assessed when a decision is being made. A survey conducted in 1988 is evidence of what existed; the survey did not bring these features into being. The gateposts were placed by Cornelius Field in the 1870s. They existed in 1985. They exist today. A 1988 survey documenting them does not diminish their significance. It confirms it.

III. THE PUBLIC RIGHT-OF-WAY ARGUMENT FAILS ON ITS OWN TERMS

The applicant may present a plat of survey or similar documentation tonight to argue that the gateposts and wrought-iron fence are located within the public right-of-way rather than on the private property. Even accepting this factual claim for the sake of argument, the conclusion the applicant draws from it does not follow. The ROW argument actually cuts against de-landmarking, not in favor of it.

First, location within the public ROW does not sever the features' association with the landmark property. Chapter 24 of the Highland Park Code defines a "Regulated Structure" as "any property, structure, area, object, or landscape of significance." Landmark Criterion 8 protects features constituting "an established or familiar visual feature." The gateposts are the defining visual feature of this estate's entrance, visible from Central Avenue, documented in the 2020 Landmark Summary Sheet, and relied upon by this Commission in its January 8 finding. Their significance to the landmark property is a function of historical association and visual character, not of which side of a property line they happen to sit on. Features located just beyond a property boundary that are integral to the landmark's character and setting remain relevant to the landmark analysis. The Secretary of the Interior's Standards make clear

that "setting" is one of the seven aspects of historic integrity, and setting by definition extends beyond the footprint of a building or the boundary of a parcel.

Second, if the features are in the public ROW, the City owns them. It would be extraordinary for the City to argue that features it owns, associated with a landmark it designated, researched and documented by its own staff as historically significant, are irrelevant to the landmark determination. Public ownership should afford these features greater protection, not less. The City cannot disclaim interest in features it holds in trust for the public.

Third, the ROW argument, if accepted, would create a perverse loophole. Any landmark with character-defining features located partly or wholly in the public ROW (fences, walls, gateposts, landscape plantings, historic sidewalks) could have those features declared irrelevant to the landmark analysis. This would strip significance from the very elements that often define a historic property's relationship to its street and neighborhood.

Fourth, regardless of where the gateposts sit relative to the property line, the fact remains that the estate setting, the driveway, and the wooded landscape on proposed Lot B are on the private property. Even if the Commission were to conclude that the gateposts and fence are outside the landmark boundary (which I do not concede), the estate setting and historic driveway are not in the ROW. Those features alone are sufficient to satisfy landmark criteria and deny de-landmarking.

IV. THE PRE-DRAFTED RESOLUTION SHOULD BE SET ASIDE

The agenda packet includes Draft Resolution No. 2026-XX recommending removal of landmark designation from Lot B. Footnote 3 of the staff memo states: "The applicant requested a resolution be drafted in anticipation of the Commission's consideration of this matter."

This resolution was drafted at the request of the applicant's attorney before this Commission has deliberated. It contains the finding that "the standards for landmark designation are not satisfied by Lot B," a conclusion this Commission has not reached. Section Two of the resolution states: "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."

These are findings for the Commission to make after deliberation, not conclusions to be presented pre-packaged for a vote. The presence of this resolution in the packet before deliberation creates the appearance that the outcome has been predetermined. I respectfully ask the Commission to set aside this pre-drafted resolution and, if it determines a resolution is warranted after full deliberation, to direct staff to draft one reflecting the Commission's own conclusions.

V. THE APPLICANT'S ATTORNEY'S FRAMING APPEARS TO HAVE BEEN ADOPTED BY STAFF

The Commission should be aware that the analytical framework in Footnote 1 mirrors arguments advanced by the applicant's attorney, Calvin Bernstein, at the January 8 hearing. The meeting minutes record Mr. Bernstein stating that "the fence and gate were added after the property was landmarked." Staff's Footnote 1 adopts the identical argument: that features from the 1988 survey are not significant "because this survey work was completed years after the property was designated."

Similarly, Mr. Bernstein stated at the January hearing that "there is no evidence since 1985 that HPC or City Council extended landmarking to Lot 2." This narrow reading, that the landmark covers only what was explicitly named in 1985, ignores forty years of HPC jurisdiction over the full property and is contradicted by staff's own "in its entirety" conclusion. Yet this framing now appears in staff's analysis.

Combined with the pre-drafted resolution requested by the applicant's attorney and the Corporation Counsel memo solicited after the January hearing to overcome Commissioner objections, a troubling pattern emerges: the applicant's legal strategy strongly appears to have been operationalized through staff materials presented as neutral analysis. This Commission has the independence and the duty to evaluate the evidence on its own terms.

VI. THE LEGAL STANDARD HAS NOT BEEN MET

Section 24.025(H)(2) of the Highland Park Code provides:

> *"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."*

The reasons for which the landmark designation was once appropriate have not disappeared. The property's status as Highland Park's oldest residence, built by the town's second mayor and director of the Highland Park Building Company, meeting Criteria 1, 3, 4, and 6, remains present today in every feature of this property, including the features on proposed Lot B: the gateposts placed by Cornelius Field, the wrought-iron fence embodying Victorian landscape style, the historic carriageway driveway, and the estate setting that defines the property's character.

The applicant is not demonstrating that the reasons for designation "are no longer present." The applicant is proposing to create a new lot line and then arguing that the reasons do not apply to the newly created eastern parcel. But you cannot manufacture the conditions for de-landmarking by subdividing a landmarked property and then claiming the new lot lacks significance. The lot lacks significance only because the applicant drew a line through the middle of a landmark. That is circumvention, not compliance with the statutory standard.

VII. THIS COMMISSION'S JANUARY 8 FINDINGS REMAIN VALID

Five weeks ago, this Commission found unanimously that the subdivision would "significantly impact the historical significance" of 147 Central Avenue. The written report to the Plan and Design Commission, included in tonight's packet, memorializes those findings in detail:

- **The wrought-iron fence** is associated with Cornelius Field, embodies Victorian landscape style, retains sufficient integrity, and the Planned Development "will disrupt the continuity of the historic wrought-iron fence."
- **The gateposts** "contain important historic elements, and have a connection to the original property owner, Cornelius Field." The Planned Development "will result in the loss of the gateposts located on the proposed Lot B."
- **The driveway placement** is "another element of this historic resource," and the Commission is "opposed to changing the driveway's placement."
- **The estate setting** "contributes to the estate setting of the Cornelius Field Property, and is integral part of this historic resource worth preserving." The subdivision "will fundamentally diminish the estate's setting."

These findings directly describe features on proposed Lot B. They satisfy multiple landmark criteria. They demonstrate sufficient integrity. Nothing about the property has changed since January 8. The gateposts still stand. The fence still runs. The driveway still curves. The estate setting still exists. If these features supported a unanimous finding of significant historical impact five weeks ago, they support denial of de-landmarking tonight.

VIII. NATIONAL REGISTER CONTRIBUTING PROPERTY STATUS CANNOT BE IGNORED

147 Central Avenue has contradicting status as an actual contributing property to the National Register-listed Linden Park Place-Belle Avenue Historic District. Commissioners should be aware that in May 2019, the Federal Highway Administration's Section 106 documentation, along with memorandum from the Illinois State Historic Preservation Office, for the Central Avenue Bridge replacement explicitly identified this property as requiring protection:

> *"Future coordination and consultation among IDOT, FHWA and the Illinois State Historic Preservation Officer (SHPO) will develop design and construction commitments to avoid adverse effects to this historic district, including the contributing property at 147 Central Avenue."*

The federal government required Highland Park to avoid adverse effects to this property when a bridge was replaced across the street. Yet the applicant's own materials make no mention of this status, and staff's analysis does not evaluate whether de-landmarking a portion of a National Register contributing property is consistent with Highland Park's

preservation obligations. This omission is significant and should not be ratified by this Commission.

IX. THE PRECEDENT IS DEVASTATING

Highland Park has 76 local landmarks and 163 contributing properties in five National Register historic districts. If this Commission recommends de-landmarking a newly created lot carved from Highland Park's oldest landmarked estate, the following precedent is established: any owner of a landmarked property on a large lot can subdivide, de-landmark the new parcel, and develop without preservation review. Landmark designation becomes protection for building facades only, not for the lot configurations, spatial relationships, and landscape settings that give landmark structures their historic meaning.

X. REQUESTED ACTION

I respectfully request that the Historic Preservation Commission:

1. **Set aside the pre-drafted Resolution No. 2026-XX,** which was requested by the applicant's attorney and contains findings this Commission has not made.
2. **Reject Footnote 1's temporal exclusion theory,** which contradicts staff's own "in its entirety" finding, contradicts staff's own research documenting the significance of the gateposts and fence, and inverts accepted preservation standards.
3. **Find that proposed Lot B satisfies Landmark Criteria** based on the gateposts, wrought-iron fence, historic driveway placement, and estate setting, the same features this Commission identified on January 8.
4. **Decline to recommend landmark removal from Lot B,** finding that the reasons for which landmark designation was once appropriate are still present.
5. **Reaffirm its January 8 finding** that the subdivision would "significantly impact the historical significance" of this property, and formally communicate this finding and opposition to the Plan and Design Commission and City Council.

XI. CONCLUSION

This Commission exists to protect Highland Park's historic resources. You are being asked tonight to recommend stripping landmark protection from half of Highland Park's oldest residential estate, a property that has been intact since 1875, landmarked for forty years, and identified by the federal government as requiring protection from adverse effects.

The gateposts with their pineapple finials still mark the entrance Cornelius Field designed. The wrought-iron fence still defines the property's frontage. The driveway still traces the path of carriages from 150 years ago. The estate setting still evokes what Highland Park was when its second mayor built this house for his family.

Nothing about why this property was landmarked has changed. The only thing that has changed is that someone wants to draw a line through the middle of it.

If this property, with maximum protections, maximum significance, and maximum historical importance, can have its landmark stripped through subdivision, then Highland Park's preservation program protects nothing. Where does Highland Park draw the line, if not here?

Respectfully submitted,

Kelsey Gonzalez
126 Central Avenue
Highland Park, Illinois 60035
February 12, 2026

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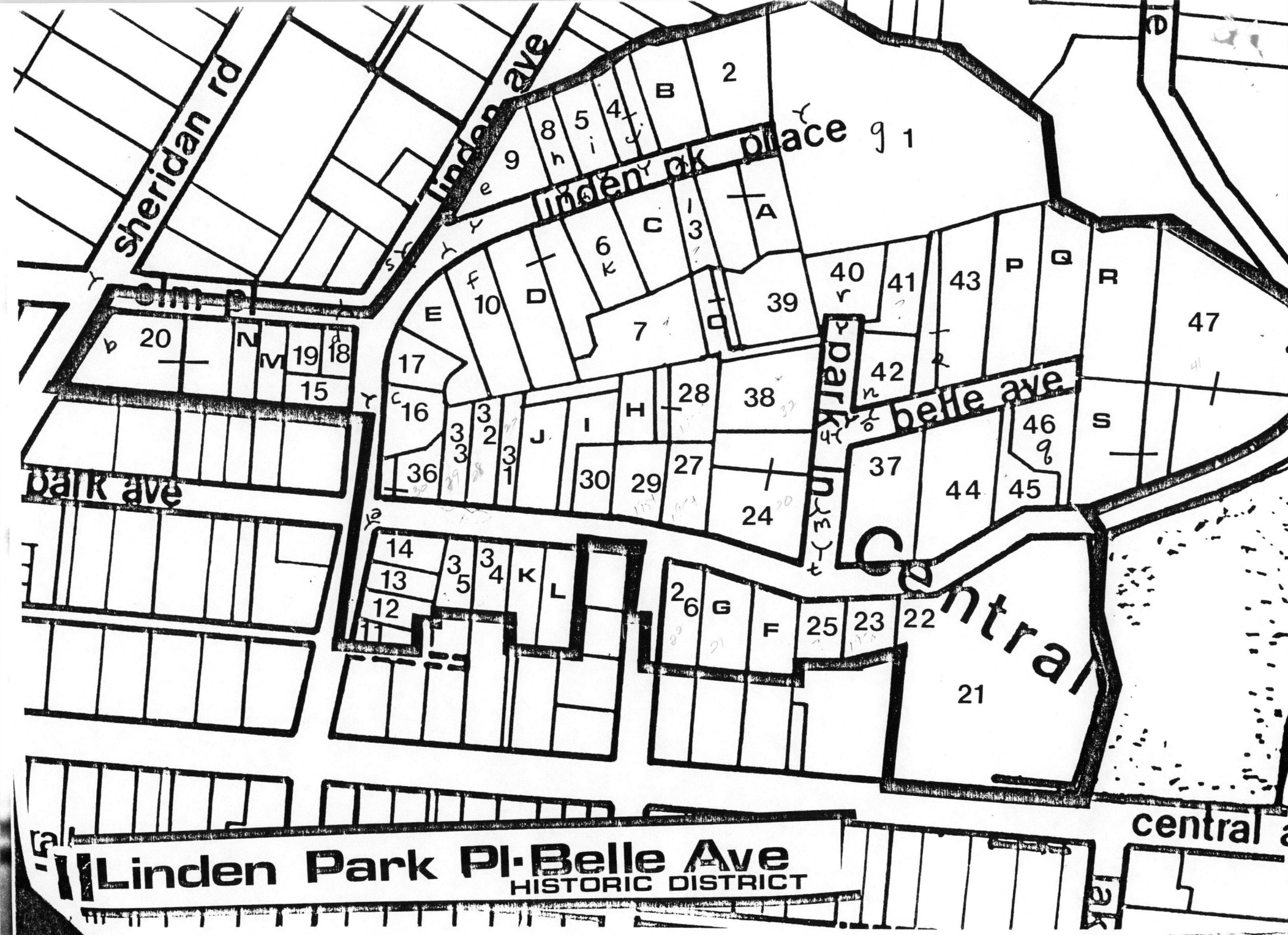
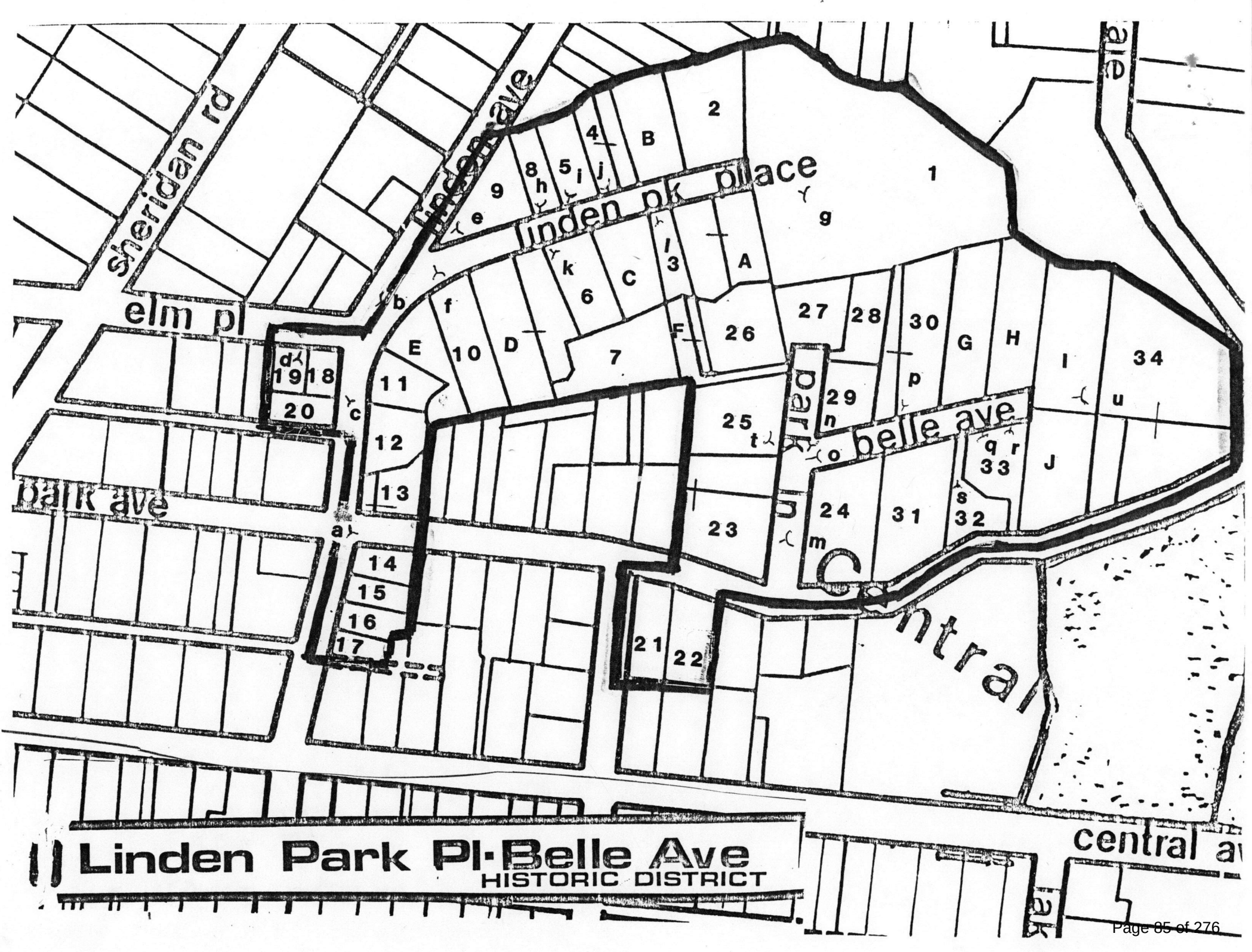
cc: Plan and Design Commission
City Council of the City of Highland Park
Karl Burhop, Senior Planner
Official Record, Case No. PUD-2025-00081



lower case letters refer to photos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Linden Park Pl-Belle Ave
HISTORIC DISTRICT

City of Highland Park

Memorandum

Date: 3.12.26

To: Historic Preservation Commission

From: Maddy Markle, Planner I

Subject: Landmark Nomination – 818 Hill Street

Location	818 Hill Street
Historical Name	None
Historical Status	Not Surveyed
Structure	Style: Tudor Style with Elements of Swedish Folk Design Architect: Harry Bengston Builder: Harry Bengston Built: c. 1927
Petitioners	Thomas Hiller and Peijian Sun 818 Hill Street, Highland Park IL

Summary of the Nomination

The owners of 818 Hill Street have nominated their property for a local landmark designation (see ***Attachment 1***). The applicants 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.

Previous Consideration

At the previous Feb. 12, 2026 meeting the HPC considered a preliminary landmark designation recommendation for the property at 818 Hill Street (see ***Attachment 2***). The discussion included information about the original owner, Edith Rockefeller McCormick, the Tudor and Storybook Styles, and the property's Swedish design details. The Commission also considered the integrity of the current property.

The Commission made a motion to find:

- The property at 818 Hill Street satisfies Landmark Criteria 1, 3, 4, 5, 6, 7 and 9.
- The property at 818 Hill Street has sufficient integrity of design.

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

- Motion Carried 5-0:

- In favor: Weeder, Greenbaum, Pines, Ehrlich, Portman
- Opposed: None
- Absent: Gonka, Hartinger

Information regarding the previous Feb. 12, 2026 meeting can be found here:

https://highlandparkil.portal.civicclerk.com/event/364/overview

Finding of Fact

Staff drafted Findings of Fact (see ***Attachment 3***) detailing how the property at 818 Hill Street satisfies Landmark Criteria 1, 3, 4, 5, 6, 7 and 9. The Commission is asked to review the Findings. If the Commission determines they are consistent with the discussion and vote on this matter from the Feb. 12, 2026 meeting, then the Findings of Fact should be approved by a majority vote. The Findings, together with the Resolution Making a Preliminary Landmark Designation, will represent the HPC's recommendation to the City Council on this landmark nomination.

Planning Report

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

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

Pursuant to the Code above, staff has drafted a planning report discussing the Comprehensive Plan and the Historic Preservation Plan. Staff finds the designation of the property as a landmark is consistent with the intent of the Master Plan to "preserve neighborhood character." The Planning Report is included as **Attachment 4** to this report.

Public Testimony

The petitioners Thomas Hiller and Peijian Sun were present at the Feb. 12, 2026 HPC meeting to answer any questions that the commission had. Highlands' researcher Linda Barbera-Stein shared additional information about the Highlands development and spoke favorably about the nomination. Community member Mary Seyfarth advocated for the Commission to apply additional Landmark Criteria to the property and spoke favorably of the nomination.

Landmark Nomination Process Outline

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

(1) The Commission discussed the landmark nomination at the Feb. 12, 2026 meeting and found that the property

> (a) meets two or more Landmark Criteria set forth in Section 24.015 of the City Code, and
>
> (b) has sufficient integrity of location, design, materials, and workmanship to make it worthy of preservation.

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

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

(4) At the meeting on March 12, 2026, the Commission shall review the Planning Report, Findings of Fact, and determine whether to recommend a landmark designation to City Council by approval of the Findings.

(5) The City Council will consider the findings, recommendations, and official record of the Historic Preservation Commission and may, by an Ordinance duly adopted, designate the subject property as a Local Landmark.

Recommended Action

The Historic Preservation Commission is asked to review the Planning Report and consider the staff-drafted Findings of Fact. The Commission can approve the Findings or make amendments and add conditions as needed. The Findings will constitute the Commission's recommendation to the City Council.

Attachments:

1. Landmark Nomination
2. Resolution 2026-002
3. Findings of Fact
4. Planning Report

Historic Preservation Review Application

SUBJECT PROPERTY INFORMATION

Property Address:	Individual Landmark Status or District:
818 Hill St	

Type of Review Requested (check all that apply):

- ☐ Certificate of Appropriateness
- ☐ Certificate of Economic Hardship (see staff for additional requirements)
- ☒ Landmark Nomination
- ☐ Other

Type of Work Proposed (check all that apply):

- ☐ Addition
- ☐ Alteration
- ☐ Restoration/Rehabilitation
- ☐ Relocation
- ☐ Demolition

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:	Phone:
Tom Hiller & Peijian Sun	[redacted]
Address (City, State, ZIP):	**Email:**
818 Hill St	[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.

Property Owner or Authorized Representative Signature	Date	Petitioner Signature (If Other Than Property Owner)	Date
Thomas L Hiller & Peijian Sun	12/3/2925		

City of Highland Park

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, 20 25 (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 Hiller & Peijian Sun

CITY OF HIGHLAND PARK

By: _____

Director of Community Development or Designee

5167194_v2

SUPPLEMENTAL MATERIAL

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

- Authorization to Enter and Traverse Land
- Standards for Certificates of Appropriateness
- Local Landmark Designation Process
- 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):

- ☒ **Completed Application Form**
  - Authorization to Enter and Traverse Land
- ☒ **Project Narrative**
  - 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.
- ☐ **Floor Plans**
- ☐ **Elevations**
- ☐ **Photographs of the site**
- ☐ **Building materials**
- ☒ **Landmark Criteria**
  - 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.
- ☐ **Other Exhibits**
  - Additional photos, letters, reports, requested materials, etc.

City of Highland Park

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.

City of Highland Park

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.

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

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.

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.

"Thorneycote" 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 demonsrate 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)

City of Highland Park

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:

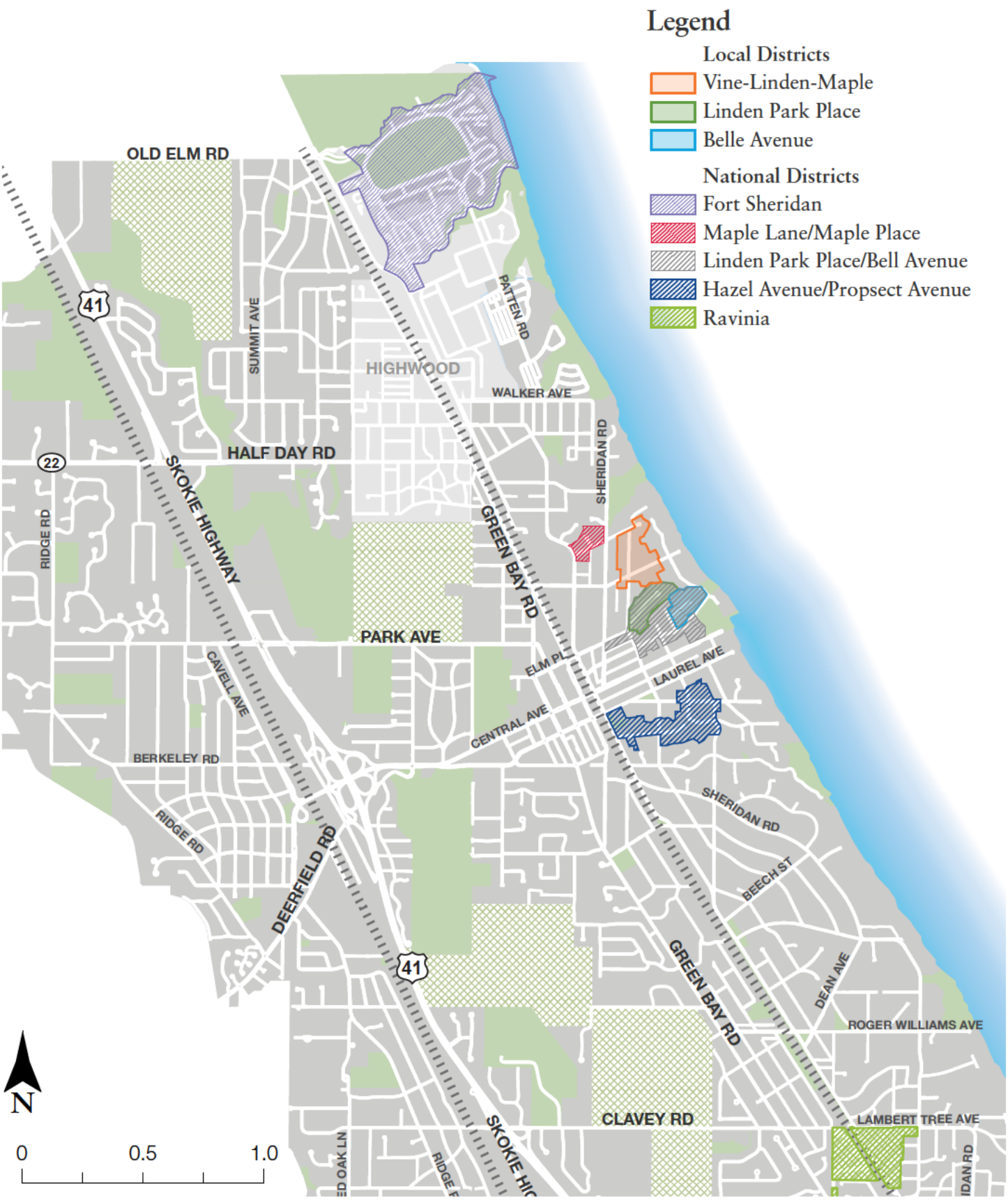
- **Four or more of the Landmark Criteria**, and has sufficient integrity of location, design, materials, or workmanship to make it worthy of preservation or Rehabilitation, then a mandatory 365-day Review Period commences on the date that the complete demolition permit application was submitted to Highland 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.

City of Highland Park

Highland Park Historic Districts

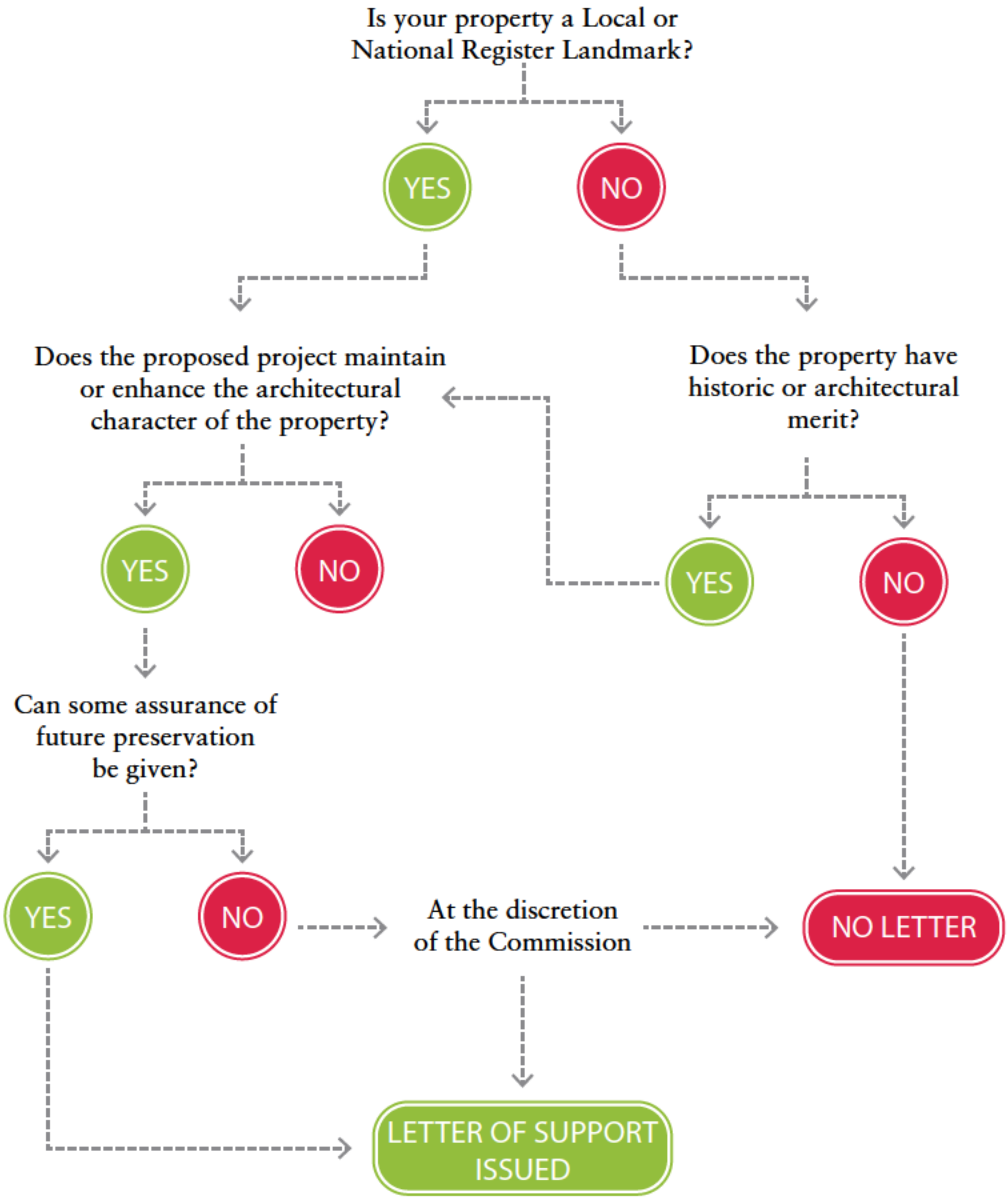


City of Highland Park

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

HOME BUILDERS' DEPARTMENT

HOUSE OF HAND HEWN LOGS BUILT WITHOUT PLANS

Picturesque Sweden and Yankee Conveniences.

(Home designed and built by Harry Bergsten, 372 Oak street, Winnetka, all located in Evans & Dahl's Highland Park Highlands, University and 101 street, Highland Park.)

BY LOUISE BARGELT.

(Home Builder Editor.)

A ten room house, thin 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 Swede by birth, but not a builder, a man who combines unique, artistic homes without a finished line print, creating each room and detail as he goes along.

This evening he has achieved a home which re-flects in a large degree the spirit of his native land; a home combining the simple requirements 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.

LOUISE BARGELT, Engineer Friend.

The foundation is of field stone. The first story of hand hewn oak logs set in cement. These logs demonstrate what southern Mr. Bergsten will go to secure just the materials he wants. In order to get them he had to go into the forests of Wisconsin 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 of 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 chimney which will bring most fireplace, which extends from the ground level up beyond the roof.

Two Story Living Room.

Stepping into the two story living set, one is confronted with this big fireplace, which is really the soul of the house. It is massive, yet graceful. The stones, which in large enough to hold six foot logs, is raised above the floor level. The fireplace and chimney are constructed of large rustic boulders set in concrete.

The entire living room is finished in dressed cypress, bored over with a worm and then rubbed down with a wire brush to bring out the hard grain.

The second landing leaves onesself at an old wooden wagon wheel, used by Mr. Bergsten in a hard-wood partition. The rim of the wheel are candle light fixtures of various heights over which narrow lamps are fitted. All trimmings are of hand hammered Swedish iron.

The reception hall has a quaint little door fixture. The floor is of heavy random width oak planking. An old fashioned doorway of very rustic design, with a hand made balustrade, leads to the upstairs. The entrance vestibule walls are finished in hand hewn antique oak planks.

Dining Room Walls Unique.

The dining room walls are decorated in a unique manner. Conventionalized Swedish floral patterns are engraved. Colors and shades are beautifully blended in a style peculiar to old Swedish interior decorations. There is a mahogany panelled wainscoating and the floor is finished in hard wood with a border of tiling. Lighting fixtures are of hand wrought iron in old fashioned Swedish designs, which, for electricity, in addition there are four single wall lamps.

The bedroom mark a wide departure from the usual standardized designs. Various stains and angles in the ceiling do away with the box like, cubby hole effect and lend to these chambers a cozy, intimate atmosphere. No two bedrooms are finished alike. Each bedroom has an individuality in the arrangement of walls. For instance, the master bedroom looks down into the two-story living room from a little balcony. The maid's bedroom is on the first floor.

The bathrooms are also unique. Instead of the usual enamel bowl and ceiling are plastered.

TEN ROOM HOME OF HEWN LOGS

A ten room home in the early Swedish style, the first story of hand hewn logs set in concrete, the upper story of rough plaster and the roof thatched with nine thicknesses of cedar shingles. The dominant note of the exterior is the huge stone chimney which extends from the ground level up beyond the roof. Home designed and built by Harry Bergsten, 372 Oak street, Winnetka. It stands on a lot 80x170 and is located in Evans & Dahl's Highland Park Highlands, University and 101 streets, Highland Park.

Living room is 18x25.6 feet. Dining room is 14x18. Kitchen is 100x11. Maid's room is 9x10.6. Garage is 18x20.

TRIBUNE WILL GIVE $5 FOR LETTER ON XMAS GIFT TO HOME

Are you planning to give your home a Christmas present this year? Some new piece of household equipment the entire family will enjoy; an oil burner or gas furnace, a mechanical refrigerator or kitchen ventilator, radiator enclosures or electrical fixtures? Vest is the variety of gifts one may make the home—the deeply appreciated. Tom Tremors will pay five dollars for each letter published not exceeding two hundred words in length. Address Louise Bargelt, Home Builders Editor, The Chicago Tribune, Chicago, Ill.

Stretch $47 a Week Into $5,500 Home

The Tribune will print experiments of home owners—letters telling how the home was financed, how the rental payment was gathered, how the mortgages were paid off, how the upkeep was managed. For each letter printed the Tribune will pay $10. Letters should not exceed 500 words. Address them to the Home Builders' Department, Sunday Tribune, Chicago.

Thrift Wins Home.

CHICAGO.—In June, 1925, when I was seventeen, and my hubby, some two years my senior, were married and as his wages were only $30 per week, I kept belonging my $37 every week. In the following spring after paying for all the household things we needed we had $100 in the bank.

MRS. M. S. SEBASTIAN.

On this evening as we were walking along Archer avenue, we noticed a cottage for sale, and just kidding with other, we went in to find out the price. It was $5,500, buyer to assume a $1,500 first mortgage, pay $1,000 cash and pay a second mortgage of $1,500 at $150 a month, plus the taxes.

Our loss $100 looked so big to us and we seriously thought it a good buy, as Brighton Park was a growing community. We talked it over as much as we could, getting $100 from a friend, $200 from Uncle Sam on hubby's insurance policies, and an other $500 from his brother, and with our own $100 it made up the $1,000. The next problem was to meet the $56 payments. We had been paying $20 rent, and moving into our own home saved that much. We fired up the basement and rented it for $25 a month. There was an old barn at the rear, so we made it a two car garage, renting it for $5 a month and the payments, and we paid back all the other debts. After living the home for almost a year, several called and offered us $1,500, but we did not wish to sell.

After two years of married life a baby arrived for whom I had to give up a position paying $35 a week. To make up hubby had to step up to get larger wages and he did six kinds of odd jobs, from being extra to building porches and painting houses so as to make both ends meet.

Now we have the house almost all paid and would turn it at all but we bought a piano and car which set us back $1,000. We did everything on a budget plan and must say that we have had a most happy married life.

Address Mrs. M. S. Sebastian, 4104 Archer avenue, Chicago.

Washable Decorations in Vogue for Home

The vogue for the "washable" in home decorating continues and recent developments in the paint line have introduced a wall paper lacquer which, applied, makes no change in the appearance of the paper, but it makes it possible to wash the wall paper with soap and water. The lacquer can also be used on canvas.

GOOD FIREPLACE COSTS NO MORE THAN POOR ONE

It is not any added expense to build a "good fireplace." Not a dollar more, really, than it costs to build one which gives out barrages of soot and smoke and has faulty draft instead. In fact, the good fireplace is the classy fireplace, for many a high redecorating bill has followed in the wake of poor fireplace construction, or perhaps an equally high remodeling bill.

Equipment must be proper and interior construction, accurate — these are the two essential safeguards to correct functioning.

Cost of Oak Flooring Is Little More Than Soft Wood

A contractor, it is stated, is endeavoring for the oak flooring industry, to educate prospective home owners to the fact that oak flooring may be laid throughout a house at little greater cost than soft wood floors or substitutes.

Polychrome Awning with Vari-Tinted Background

A polychrome awning has been invented, without precedent which is an awning with a vari-tinted background of two tints. Upon this background is placed a painted design, which is presented in harmonize with the surroundings.

ASSOCIATION TO AID INTERESTS OF HOME BUYER

Certifies as to Quality of Construction.

BY HOMER GRANT.

Have you heard of the "Certified Home"?

It is a home built by a member of the National Better Home Builders' association.

A home owner who buys such a certificate receives with his purchase a home that has been certified, a document which, according to the association, guarantees that the materials and workmanship in that home conform to its standards.

This "certified home" will specify safety, permanence, low depreciation, little upkeep, and high resale value to the home buyer. It will be a home free of any of leaking basement, leaking house, or one with sagging, cracking walls, high depreciation, and high upkeep costs, so the association asserts.

"There are nine vital factors stressed in every home built by a member of the association. Regardless of the price, a simple bungalow or a ten room palatial residence, this specification will mean that the house has been built according to the following standards:

1. Footings: That the house may set up on the corners.
2. Piers over the basement.
3. Pilotage for heating plant and...
4. Wiring in accordance with...
5. Double floors; protection from cold and drafts.
6. Framing, bracing and bridging of beams, rafters and stringers in accordance with the code of the National Better Home Builders association.
7. Roofing of such quality as to meet and plastering to be thoroughly dried out before woodwork or wall decorations are applied.
8. Good and approved design.

To a purchase, time and resale criterion with every home.

To the average family the buying of a home is a vastly important transaction, one of the most important it ever makes. Yet many a family buys a home without really knowing anything about its construction. Even experts cannot discover everything, since the hidden parts of a house, a concealed, and the buyer is often an inexperienced and blind buyer indeed.

Expensive to Maintain.

Because of this fact, jerry builders have in too many instances built houses which appeared fine but proved expensive to maintain. Many a home which, supposedly is fine, but proves little resale value after a few years.

Through these jerry business no only home buyers but conscientious honest builders have and to suffer. They could not build as cheaply as the unscrupulous builder and they refused to build on price.

These conditions have resulted in the growth of the National Association of Better Home Builders, a league of builders organizing for fair, square dealing with home buyers, entirely for their mutual benefit.

This association, said-out in scope, but with executive offices in Chicago at 332 South Michigan, believes that the only way to insure to one and all stable that nothing short of gouging can stop it. And panic is no longer feared with our federal reserve system.

To Stop Business.

But the association also believes that better builders organized to enforce their standards will go still further in this home building market, and that is to stop business with any builder which refuses to live up to and build any home as it were, "in the open." There will be an even greater impetus to construction.

There are also associate members of this organization, and dealers, bankers, building and loan houses, realtors and manufacturers such as lumber dealers, excavating contractors, carpenter contractors, and equipment agents, are all eligible.

Every "certified home" will have a plate fitting into the door jam.

Home Building Weekly.

The association stands for the rebirth of home building, good design, good materials and good workmanship. Every home surely deserves that and the latter may be expensive, yet dependent on the others. The old idea of the chain being no stronger than its weakest link, holds true here as in most cases.

Each week, this week included, the A. B. Home Bldg. Co. will remember the date for a home in many a home circle through the general re-

ANSWERS TO QUESTIONS ON HOME BUILDING

Taking Up Mortgage.

Dear Mrs. Bargelt: Can we obtain a second mortgage which will allow us to take it up whenever we want, if we happen to get the money, without paying interest for the entire period it was supposed to cover?

Ans.—Certainly. Be sure to read over your mortgage carefully to make sure that the above is stipulated therein.

* * *

No Down Payment.

Dear Mrs. Bargelt: Do you think it is advisable to buy a home without paying anything down? We would have been able to save a few hundred dollars more if we had waited a few months." We merely payments and interest, etc., seem high, and I am worried over the prospect, but my husband is determined to try, as he believes we can save something this way, where we never have been able to save before.

Ans.: Undoubtedly you can save in this way providing you have the determination and the payments and interest are not too high. Be sure that you are not shouldering too heavy a burden, however. Be sure to include all the attendant charges, and be sure that you have a bit of a margin left over, if possible, for emergencies. Here is wishing you luck on your adventure!

* * *

Payments to Expect.

Dear Mrs. Bargelt: Supposing we buy a house, assuming two mortgages and a small down payment. What other charges can we expect to have to meet? We have been paying a flat rate for those expenses before I really made up my mind to buy. W. H.

Answer:—Your two important charges will be those on both mortgages, interest and monthly payments to retire the second mortgages. Add to these taxes, water rent, fire insurance premiums on both policies to protect both mortgage holders, fire insurance on your household furniture, depreciation of 2 per cent a year which may be offset by repairs, painting, etc., gas, electricity, sewage, water and telephone. Some of these expenses you have doubtless carried in your apartment expenses.

LOOKING BACKWARD

To Aug. 26, 1918; 10 Years Ago Today

WINDSOR WILSON, Chicago Pioneer.

The week's real estate market was interesting one indeed. Wilson asked congress for a declaration of war against Germany, which with the breaking of the nation's war activities, particularly as to mortgages of the financial demands on the people, the gradual reduction of the country's business to meeting the needs of the war, the stoppage of building operations, the real estate market in practically every line of property is suffering acutely.

The southwest section of this city has been invaded in the war plans by a big $1,000,000 shell plant at Ashland avenue and west 74th street and the enlargement of the plant of the Commonwealth Edison company on Sacramento avenue, between 37th and 39th streets, for the manufacture of machinery for the making of shells and guns. The Cabinet district, however, has been the scene of the greatest activities in the way industry has.

To Aug. 26, 1908; 20 Years Ago Today

WILL ANDERSON, Chicago Pioneer.

Record has been made of the marriage of Miss Jessie Lowe Worster of Boston, Mass., to the property at the southwest corner of Michigan avenue and 13th street. The lease is for 101 years from May 1, 1908, at a yearly rental of $5,000 for the first seven years and at $7,500 for each of the succeeding 10's. The lessee to pay all taxes in addition. The land fronts 47 feet on Michigan with a depth of 130 feet, and has old brick business

Record has been broken for the new Blackstone hotel to be erected at Michigan avenue and Balbo court by the Drake Hotel company. The contract for the wrecking of the old buildings has been let to the Chicago City Lumber and Wrecking company and Fuller & Co. have the contract for the sinking of the caissons to test the nature of the soil.

To Aug. 26, 1898; 30 Years Ago Today

LEON E. STANHOPE, Chicago Pioneer.

L. E. Stanhope has designed for John Utz nine flat buildings to be erected at 1760-70 Cornell avenue, 40x80 ft., 3 stories and basement, 18 flats and 18 stores. They will contain eight-room flats of frame and cement construction. Frederick H. Atwood has been employed to let the contracts for the H. E. Martin and Frank R. Chamberlain buildings, of the first to be erected on the Atwood building at the northwest corner of Clark and Madison streets. The considerations stated in the deed was "$ and other good and valuable consideration." The ground is 16x68 feet and the building a 16 story fireproof structure.

STORE BUILDING IS UNDERWAY AT WOODLAWN-63D

Congestion is announced for Oct. 1 as a building under construction at the corner of 63d and Woodlawn. The structure will contain seven stores and ten sale shops. It is two stories high, of steel and brick curtain construction, and it is stated will represent an investment in land and building of $100,000. The lot is 50x140 feet. Lowenstein & Lowenstein are architects. H. and M. Friedenberg are owners. Financing is by the Wood-lawn Trust and Savings bank. McKay & Feagan, Inc., are agents.

BUY BROADWAY LAND.

Rupert C. Thomas, as attorney, and Gerard Rose bought 264x160 feet at 3500-10 Broadway, 264 feet south of Addison street, from Henry T. Carr for an undisclosed consideration. The land is improved with a two story dwelling. The purchase was made for investment.

BRICK GARAGES and PORCHES

$650 Complete
2 Car 20x20 Brick Garage
Concrete foundation, cement floor and trusses, electric, water and sewer, all doors, sash and wiring done.

$165 2 Years to Pay
$5 Down
COMPLETE
Any porch you want, size, style, etc., to suit your home. Let us show you how easy it is to own a fine porch.

Get our prices on 3, 4 and 5-car garages. We build anywhere. Half frame garage, $185

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Address

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PRICES FOR ONE WEEK ONLY!

Profit by our low prices that prevail only until Sept. 1st. Biltrite garages are now lower than at any time in our eight years of garage building. New items have been offered, values are new.

Prices Will Advance Sept. 1st

Biltrite Garages have satisfied thousands—the are style and quality you want. Prices are low because of our part of factory production and modern methods.

Over 60 Styles and Sizes

$5 in 1, 2 or 3 Years. Pay THREE YEARS
DOES FOR MONTHLY
With complete specifications

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Biltrite Portable or Sectional Garages
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Main Office, Yard and Display
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(1 Block East of Cicero)
Phone Lake View 2967
Loop Office: 140 S. Dearborn. Ph. Rand. 3114

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Send information on...
NAME
ADDRESS
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Open Daily 7:30 P. M.—Sunday 10 to 4 P. M.
Mail the coupon or phone La Fayette 4218-9 and our experienced estimator will call on you, WITHOUT OBLIGATION PLEASE SEND DETAILS

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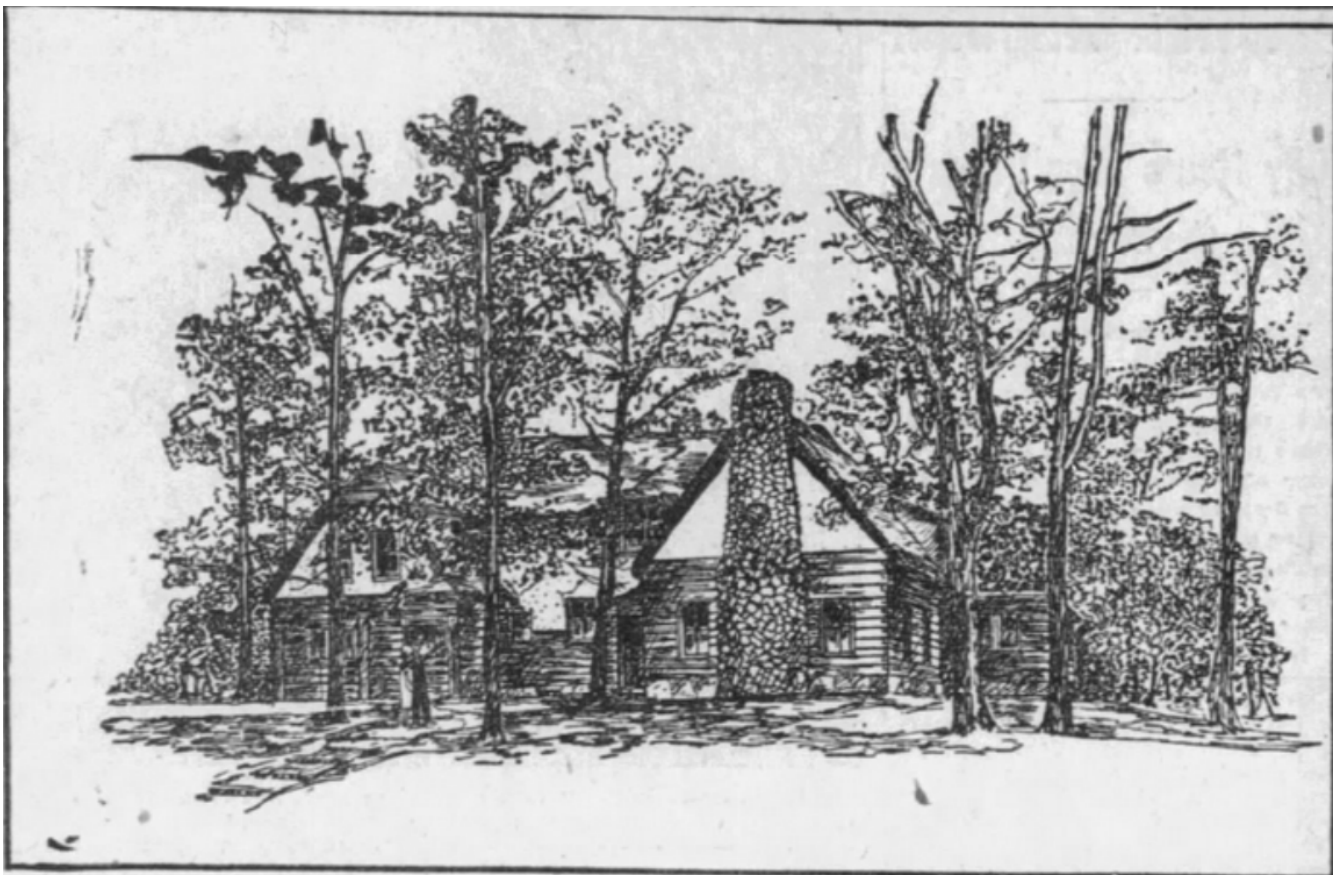


Notes about the drawing are on last page, for example, there are words above the garage.

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 bought 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.

DELAWARE TERCENTENARY
E PLURIBUS UNUM
LIBERTY
1638 1938

NOVÆ·SUECIÆ·SUECIA·MEMOR
1638 1938
2 Kr

CALMARE NYCKEL
1638

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, steam 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 poplar 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 he 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.

MINUTES

OF A REGULAR MEETING OF TRUSTEES HELD

December 11th, A.D.1923.

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

sent

Edith Rockefeller McCormick
Edwin D. Krenn
Edward A. Dato

ng all the Trustees of said Trust.

Mr. Krenn presented the following resolution, which was seconded 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 bearing interest at the rate of Five and One-half percent per annum."

Mr. Krenn presented the following resolution, which was seconded 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, lying 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 Thouand 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 transferrod 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 California.
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 Califnrnia.
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.

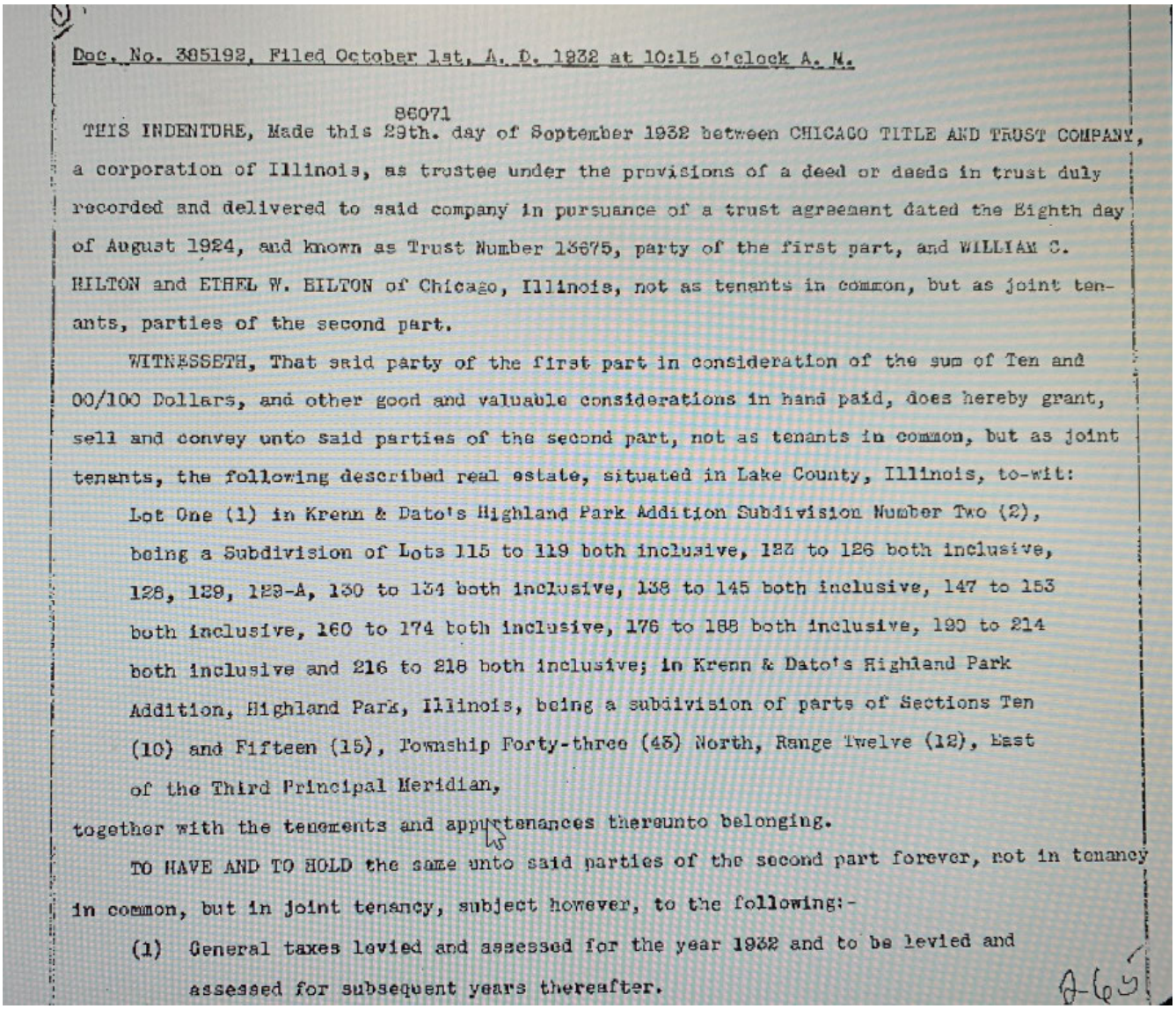
BE IT FURTHER RESOLVED that said stocks ~~be~~ held by individuals shall be assigned in blank by said nominal holders and shall remain the property of this Trust, and said officers may take such other evidence of ownership from said individuals as said officers may deem necessary."

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 Rockefeller McCormick
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 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, 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-69

Lot 114: CT&T to Herman Ritow, August 10th 1928

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 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 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 fist 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.

Lot 85: CT&T to Fred Heine, May 31st 1927

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 erected 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, towit:

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

91

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 underthe 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, towit:

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

2.

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, towit:

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.

384

Time Comparisons

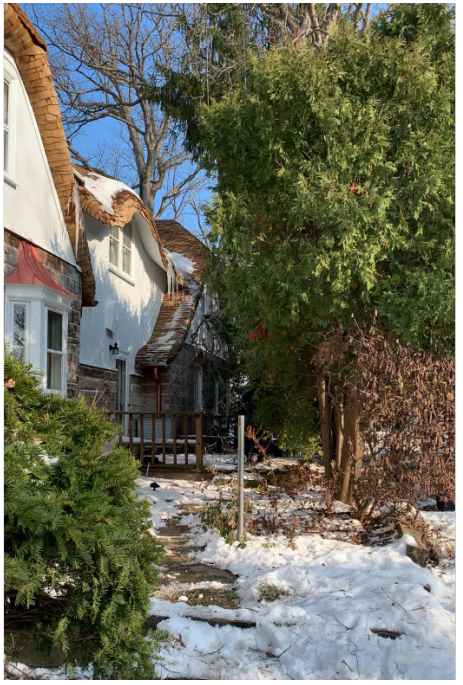
- First roof (1928-1989): Tribune ink drawing of house from Hill St. *See narrative.*
- Third roof (2025): Detailed video of roof and entire house
- https://vimeo.com/user5295986/review/1100307973/6dac03c305
- The next two slides compare the south side before and after 1990
- Identical camera positioning 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.

COUNTY / TOWNSHIP: Deerfield

CITY, OR OTHER TAXING DISTRICT: Highland Pk. 1807

ADDRESS OF PROPERTY: ~~1400~~ 818 ~~818~~ Hill St. AK-0008737

16-10-320-001

Card ___ of ___ Cards

INDEX NUMBER: 18 102-1398

PERMANENT RECORD NUMBER OR LEGAL DESCRIPTION

TRACT No. - 1610330608

7-96 515.000

5-93 460.000

6-13-87 $307.000

KRENN & DATO'S HIGHLAND PK. ADD - SUB NO. 2 Lot 1

9-21-78 RS $160,000

69 RS 74,500 128%

818 Hill ST

RECORD OF OWNERSHIP

Date	Name	Address	Record	Remarks
4/58	J. Jerome Miller			
69 RS	ALEXANDER, JEROME (M)			
78 RS	PAULI B.			
6/87	Blonder, Jeffrey A.			
5/93	Thomas Brandt			
7/96	Anthony Simone			

LAND USE	Rural: Improved / Unimproved	Urban: Improved / Unimproved	Residential / Commercial	Industrial / Mineral

LOT RECORD

TOPOGRAPHY	ZONING	IMPROVEMENTS	STREET
Level	Residential	Sidewalks	Hard Surface
High	Apartment	Curbs	Gravel
Low	Business	Water	Unpaved-Dirt
	Light Indust.	Sewers	
	Heavy Indust.		

ACREAGE RECORD

ROAD	TOPOGRAPHY	MINERAL LANDS
Hard Surface Rd	Level	Extent and Nature of Ownership
Gravel Road	Rolling	
Dirt Road	Low	
No Road Outlet	ACRES	
Distance to All-weather Road	Cultivatable	Valuation Calculation
TRADING CENTER	Pasture	
Distance to Trading Center	Forest, Trees	
	Waste	
	Roads, Streams	
	Total Acres	

LOT OR LAND VALUE CALCULATION

Size of Lot or Number of Acres	Soil Class	Base Unit Value	Depth or Cor. Influence: Table	Depth or Cor. Influence: Factor	Adjusted Unit Value	Lot or Land Value: Improved	Lot or Land Value: Unimproved
80x190							
Total Acs.		Total Base Land Value					

ADJUSTMENT FOR RURAL LAND

Type of Road

Distance to all-weather road

Distance to local trading center

Total

Location Adjustment Factor

Adjusted Value

Mineral Value

Total Lot or Land Value

Date	Number Units	Use (Occup.)

		Land	% Change
Yr. 19		Improved	
		Unimproved	
Yr. 19		Improved	
		Unimproved	
Yr. 19		Improved	
		Unimproved	
Yr. 19		Improved	
		Unimproved	

Other Improvements

Total

Principal Building

Accessory Building

Other Improvements

Total

SUMMARY OF ASSESSED VALUE

	1962 Assessor	1962 Board of Review	1963 Assessor	1963 Board of Review	1966-67-68 Assessor	1966-67-68 Board of Review	1969-70-71 Assessor	1969-70-71 Board of Review	1973 Assessor	1973 Board of Review	19 Assessor	19 Board of Review
		LOT 2 63		LOT 1 63-0065				71				
Unimproved Land or Lot Assessed Valuation	$	$ 3400	$	$ Fire Damage	$	$	$	$ DB	$	$	$	$
Improved Land or Lot Assessed Valuation	4280		4180		4180		5060	4860	6440			
Improvements Assessed Valuation	16350		16350	NO ADD	16350		16350	15700	20440			
Total Real Property Assessed Valuation	20630	3400	20530		20530		21410	20560	26880			

PROPERTY RECORD CARD ILLINOIS DEPARTMENT OF REVENUE, PROPERTY TAX DIVISION

73 Eq 21137 Eq = 23364

74 Eq 21524 Eq = 22593

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

Ad 818 HILL STREET Cty 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*
Ltsz 80X190 APPROX. Tax1985 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,DISHWSHR,DISPOSAL,WASHER,DRYER,STO*
Schools WAYNE THOMAS, NORTHWOD JHS, HPHS
Transp NORTHWESTERN,LOCAL BUS C 3 % 1ST 100M,2.5BAL

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

Bbb Y Xtr: DEN/OFFICE,EAT-IN-KIT
Brokers Opinion COTSWOLD COUNTRY HOUSE, TIMBER & CEMENT.
L.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
Brok BAIRD & WARNER, INC No 4004 Ph 234-1855
Slsp 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
Out PATIO,FENCED YD
Info APPT ONLY,CALL AGT,PETS-CALL LO
Bsmt CRAWL,PARTIAL,WALKOUT
Imprv CTY SAN SEW,MUNI WATER
Faces NORTH Roof CDR SHNGL Fp WOOD,LR,OTHER # 2
Lot Desc WOODED,CORNER,LANDSCAPED
Terms
Title Holder OWNER OF RECORD
Coordinates N 10 S 0 E 0 W 10

CITY OF HIGHLAND PARK
HISTORIC PRESERVATION COMMISSION

RESOLUTION NO. 2026 - 002

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. 2026 - 002

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: Weeder, Greenbaum, Pines, Ehrlich, Portman

NAYS: None

ABSENT: Hartinger, Gonka

PASSED: 5-0

APPROVED: February 12, 2026

RESOLUTION NO. 2026 - 002

Erica Weeder, Chairperson

ATTEST:

Maddy Markle, Commission Secretary

{00116884.1}

FINDINGS OF FACT

Recommending Landmark Designation of 818 Hill Street

Section 24.025 Landmark Designation Procedures

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

Criteria for Landmark Designation

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

   Finding. The Commission finds that the property at 818 Hill Street ("***property***") is a strong example of a structure and site that demonstrates character, interest, and value as part of the development of the City. The property's structure and site setting are representative of the early development in the Highland Park "Highlands" subdivision.

   The property is among one of the first parcels developed as part of the Highlands and retains its original developmental characteristics. The site setting typifies the private, wooded lots that characterized the Highland's early years. The Commission has identified trees on the lot that are original to site.

   Additionally, the Commission finds the residential structure on the property exhibits elements of Swedish Folk design, such as hand-hewn logs, a river-stone chimney, faux-thatched roof, ship painting, and fish weathervane. The Commission finds that these elements exemplify the influence Scandinavian immigrants have had on the development, cultural character, and heritage of the City.

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

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

   Finding. The Commission finds that the property at 818 Hill Street has a strong association with Edith Rockefeller-McCormick. Rockefeller-McCormick was the daughter of prominent oil executive J.D. Rockefeller. She was locally and nationally known for her analysis of Jungian phycology, real estate development business, and philanthropy related to the Brookfield Zoo. At one point, she was the world's richest woman.[1]

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

Rockefeller-McCormick is responsible for the development of the Highlands[2][3] and is known to be the original owner of the property located at 818 Hill Street.

The Commission strongly feels that Rockefeller-McCormick was a notable person who contributed to the development of the City, County, State and Country. Furthermore, the Commission finds that Rockefeller-McCormick had clear associations with the property.

4. It embodies distinguishing characteristics of an architectural and/or landscape style valuable for the study of a specific time period, type, method of construction, or use of indigenous materials.

Finding. The Commission finds the primary residential structure at 818 Hill Street ("***structure***") is a representative example of a rare Tudor Style subtype.

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 possesses all of these characteristics.

Furthermore, the structure possesses a faux-thatched roof. The roof resembles a straw thatched roof, but in actuality is composed of steam-bent cedar wood shingles. According to "*A Field Guide to American Houses,*" faux-thatched roofs are an uncommon Tudor Style subtype.[4]

The Commission strongly feels that the structure is representative of an exceedingly rare Tudor subtype, and deserves to be preserved.

5. It is identifiable as the work of a notable builder, designer, architect, artist, or landscape architect whose individual work has influenced the development of the City, County, State, or Country.

Finding. The Commission finds that the structure is the work of notable builder and designer Harry Bengston. Bengston was a Swedish immigrant who built custom Swedish inspired homes along the North Shore.

Bengston's work at 818 Hill Street was featured in a 1928 Chicago Tribune news article.[5] The article describes Bengston as "*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*."

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[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.
[4] McAlester, V., & McAlester, A. L. (1984). *A field guide to American houses*. Page 369. http://ci.nii.ac.jp/ncid/BA0139195X
[5] Bargelt, L. (1928, August 26). House of Hand Hewn Logs Built without Plans; Picturesque Sweden and Yankee Conveniences. *Chicago Sunday Tribune*, 3.

The Commission finds that Bengston was a master craftsman whose works had an influence on the North Shore region. The Commission strongly feels his work at 818 Hill Street should be preserved since it is the only home he designed in Highland Park.

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

   Finding. The Commission finds that the structure embodies many design details and materials that render it architecturally, visually, aesthetically and culturally significant. The structure's hand-hewn log veneer, river stone chimney, ship painting, and faux-thatched roof all possess singular historical significance.

   The Commission finds that these elements exhibit an uncommonly high level of craftsmanship. Additionally, the Commission finds that these elements are connected to traditional Swedish design and therefore possess unique cultural significance.

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.**

   Finding. The Commission finds the structure possesses multiple singular characteristics that make it an established and familiar visual feature. Such features include its unusual faux-thatched roof, the ship painting located on the river-stone chimney, and the hand-hewn log veneer.

   The structure's location on a prominent corner lot further makes it an established and 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.**
   N/A

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

   Finding. The Commission finds that the hand-hewn logs on the structure are repurposed from an 1830's cabin in Mundelein. The age of these logs rival those of the Stupey Cabin, Highland Park's oldest building (c. 1847).

   The Commission feels the logs have rare age-value and possess historical and archeological qualities that render it significant. Such materials could provide valuable insight into the cultural behaviors of peoples from the 1830s, and should be preserved.

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

Finding. The Commission finds the property at 818 Hill Street retains sufficient integrity of design, materials, and workmanship to make it worthy of preservation. The structure located on the site is easily identifiable as the same structure that was built in 1928, as is the surrounding landscape.

The structure largely retains its original height, massing, floorplan, solid-to-void ratio, materials, design details and site setting. The Commission finds the integrity of the property is more than sufficient to merit its preservation.

By Code, any proposed individual landmark must meet two or more landmark criteria and have sufficient integrity of location, design, materials and workmanship to make it worthy of preservation or rehabilitation. **The property at 818 Hill Street has been found to meet seven landmark criteria, while retaining sufficient integrity to qualify for local Landmark designation.**

City of Highland Park

Memorandum

Date: 3.12.26

To: Historic Preservation Commission

From: Maddy Markle, Planner I

Subject: Planning Report – 818 Hill Street

Location	818 Hill Street
Historical Name	None
Historical Status	Not Surveyed
Structure	Style: Tudor Style with Elements of Swedish Folk Design Architect: Harry Bengston Builder: Harry Bengston Built: c. 1927
Petitioners	Thomas Hiller and Peijian Sun 818 Hill Street, Highland Park IL

Administrative History

At the Feb. 12, 2026 Historic Preservation Commission ("***HPC***") meeting the HPC considered a preliminary landmark designation recommendation for the property at 818 Hill Street. The discussion included information about the original owner, Edith Rockefeller McCormick, the Tudor and Storybook Styles, and the property's Swedish design details. The Commission also considered the integrity of the current property.

The Commission made a motion to find:

- The property at 818 Hill Street satisfies Landmark Criteria 1, 3, 4, 5, 6, 7 and 9.
- The property at 818 Hill Street has sufficient integrity of design.

Based on these findings the Commission moved to adopt a preliminary Landmark Designation Recommendation. The motion carried 5-0. The Commission directed staff to draft Findings of Fact and a Planning Report per the requirements of Sec. 24.025(C) of the Historic Preservation Ordinance, which will be considered at the meeting on March 12, 2026 Regular Meeting.

Property Description

The property is a densely vegetated corner lot located within the Highland Park "Highlands" subdivision. The site is improved with a c. 1927 Tudor Style residence ("***structure***"). The structure exhibits details and craftsmanship inspired by Swedish Folk Design. The structure is characterized by its horizontal plan, faux thatched roof, hand-hewn log veneer, prominent river-stone chimney, and painted ship detail. The structure and site setting both share an association with notable Chicago socialite, philanthropist, Jungian analyst, and real-estate developer, Edith Rockefeller McCormick.

Findings of Architectural and Historic Significance

The Historic Preservation Commission discussed a landmark nomination for the property at the Feb. 12, 2026 meeting and made the preliminarily determination that the property met seven Landmark criteria (1, 3, 4, 5, 6, 7 and 9) and met the integrity requirement. The following analysis of the standards reflects the Commission's Findings of Fact for the nomination:

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

   Finding. The Commission finds that the property at 818 Hill Street ("***property***") is a strong example of a structure and site that demonstrates character, interest, and value as part of the development of the City. The property's structure and site setting are representative of the early development in the Highland Park "Highlands" subdivision.

   The property is among one of the first parcels developed as part of the Highlands and retains its original developmental characteristics. The site setting typifies the private, wooded lots that characterized the Highland's early years. The Commission has identified trees on the lot that are original to site.

   Additionally, the Commission finds the residential structure on the property exhibits elements of Swedish Folk design, such as hand-hewn logs, a river-stone chimney, faux-thatched roof, ship painting, and fish weathervane. The Commission finds that these elements exemplify the influence Scandinavian immigrants have had on the development, cultural character, and heritage of the City.

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

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

   Finding. The Commission finds that the property at 818 Hill Street has a strong association with Edith Rockefeller-McCormick. Rockefeller-McCormick was the daughter of prominent oil executive J.D. Rockefeller. She was locally and nationally known for her analysis of Jungian phycology, real estate development business, and philanthropy related to the Brookfield Zoo. At one point, she was the world's richest woman.[1]

   Rockefeller-McCormick is responsible for the development of the Highlands[2][3] and is known to be the original owner of the property located at 818 Hill Street.

[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.

The Commission strongly feels that Rockefeller-McCormick was a notable person who contributed to the development of the City, County, State and Country. Furthermore, the Commission finds that Rockefeller-McCormick had clear associations with the property.

4. **It embodies distinguishing characteristics of an architectural and/or landscape style valuable for the study of a specific time period, type, method of construction, or use of indigenous materials.**

Finding. The Commission finds the primary residential structure at 818 Hill Street ("***structure***") is a representative example of a rare Tudor Style subtype.

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Furthermore, the structure possesses a faux-thatched roof. The roof resembles a straw thatched roof, but in actuality is composed of steam-bent cedar wood shingles. According to "*A Field Guide to American Houses,*" faux-thatched roofs are an uncommon Tudor Style subtype.[4]

The Commission strongly feels that the structure is representative of an exceedingly rare Tudor subtype, and deserves to be preserved.

5. **It is identifiable as the work of a notable builder, designer, architect, artist, or landscape architect whose individual work has influenced the development of the City, County, State, or Country.**

Finding. The Commission finds that the structure is the work of notable builder and designer Harry Bengston. Bengston was a Swedish immigrant who built custom Swedish inspired homes along the North Shore.

Bengston's work at 818 Hill Street was featured in a 1928 Chicago Tribune news article.[5] The article describes Bengston as "*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*."

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

[5] Bargelt, L. (1928, August 26). House of Hand Hewn Logs Built without Plans; Picturesque Sweden and Yankee Conveniences. *Chicago Sunday Tribune*, 3.

The Commission finds that Bengston was a master craftsman whose works had an influence on the North Shore region. The Commission strongly feels his work at 818 Hill Street should be preserved since it is the only home he designed in Highland Park.

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

   Finding. The Commission finds that the structure embodies many design details and materials that render it architecturally, visually, aesthetically and culturally significant. The structure's hand-hewn log veneer, river stone chimney, ship painting, and faux-thatched roof all possess singular historical significance.

   The Commission finds that these elements exhibit an uncommonly high level of craftsmanship. Additionally, the Commission finds that these elements are connected to traditional Swedish design and therefore possess unique cultural significance.

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.**

   Finding. The Commission finds the structure possesses multiple singular characteristics that make it an established and familiar visual feature. Such features include its unusual faux-thatched roof, the ship painting located on the river-stone chimney, and the hand-hewn log veneer.

   The structure's location on a prominent corner lot further makes it an established and 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.**
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9. **It possesses or exhibits significant historical and/or archaeological qualities.**

   Finding. The Commission finds that the hand-hewn logs on the structure are repurposed from an 1830's cabin in Mundelein. The age of these logs rival those of the Stupey Cabin, Highland Park's oldest building (c. 1847).

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By Code, any proposed individual landmark must meet two or more landmark criteria and have sufficient integrity of location, design, materials and workmanship to make it worthy of preservation or rehabilitation. **The property at 818 Hill Street has been found to meet seven landmark criteria, while retaining sufficient integrity to qualify for local Landmark designation.**

Historic Preservation Commission Policy

The Historic Preservation Commission adopted a Preliminary Landmark Designation recommendation on Feb. 12, 2026. Resolution No. R002-2026 (see ***Attachment X***) designates the property at 818 Hill Street in it's entirely as a Regulated Structure. No building permits or demolition permits shall be issued per Section 24.025(B)(3):

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

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

Historic Preservation and the City of Highland Park Master Plan

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

The property at 818 Hill Street is located in the Master Plan's North Central District. The plan's North Central District was approved in February 2001 and recognizes the important of maintaining neighborhood character. The plan's vision statement says current and future City leaders should consider how to "*preserve existing neighborhood character by promoting large lot sizes, maintain housing diversity and strictly enforce zoning regulations*" The property at

818 Hill Street is representative of the large-lot suburban development the Master Plan aims to preserve.

Historic Preservation and the City of Highland Park Historic Preservation Plan

The City of Highland Park adopted its first ever Historic Preservation Plan in 2022. One objective listed in the plan is to identify properties that could potentially be landmarked and increase the number of landmarked properties.

This home's local landmark nomination aligns with the vision of the Historic Preservation Plan due to its historic significance, as found by the Commission.

Recommendation

Based on the information presented, the Department of Community Development recommends that the Historic Preservation Commission continue with the Landmark Designation of the property at 818 Hill Street.

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

City of Highland Park

Memorandum

Date: 3.12.26

To: Historic Preservation Commission

From: Maddy Markle, Planner I

Subject: Preliminary Landmark Designation – 670 De Tamble Avenue

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Location	670 De Tamble Avenue
Historical Name	Arthur Vetter House
Historical Status	Contributing – 2006 Bob-O-Link Survey
Structure	Style: Tudor Revival – Cotswold Cottage Influences Architect: N/A Builder: Arthur Vetter Built: 1928
Petitioners	Kenneth and Marcia Kotula 670 De Tamble Avenue

Summary of the Nomination

The owners of 670 De Tamble Avenue, Kenneth and Marcia Kotula, have nominated their property for a local landmark designation (see ***Attachment A***). The Kotulas have lived in the home since 1985. The applicants believe their property is eligible for landmark nomination because it exemplifies a notable architectural style, contributed to the development of the City, and has associations with notable persons.

The residence at 670 De Tamble is a Tudor Style English Vernacular Type designed and constructed in 1928 by the original owner, Arthur Vetter. The residence is also the birthplace and childhood home of Daniel A. Vetter, a notable war veteran and former Highland Park City Council member. The residence exemplifies the typical details of the Tudor Style and exhibits detailed craftsmanship. In 2003 the current owners won a Highland Park Preservation Award for their restoration of the property. The 2006 Bob-O-Link survey rates the structure as "Contributing" and notes that the structure has significant architectural features.

Figure 1. *Front Façade, 2025*

Vetter Family

Arthur Vetter

Arthur Vetter was a local electrician and owner of "Vetter Electrical Services." In 1928 he and his wife Mabel Vetter built the house at 670 De Tamble Avenue. Vetter is listed as the contractor on the building permit (see ***Attachment B***). Vetter is documented as living in the home from 1928 to 1954. Arthur and Mabel were active members of the Bethany Church on McGovern and Laurel. Mabel regularly hosted church gatherings at their De Tamble home (see ***Attachment C***).

Daniel Vetter

In 1928, the Vetters gave birth to their son Daniel, a third-generation Highland Park resident. Daniel Vetter is described in the book *Highland Park; The First Hundred Years*, as "*one of Highland Park's most civic minded citizens" (*see ***Attachment D***).

Daniel Vetter was a veteran of both WWII and the Korean War. He was the president of the Highland Park Jaycees, a civic development non-profit. He also served as an executive board member with the local electrical union. In 1959 he received the Highland Park Distinguished Service Award and was declared "*the most outstanding young man in Highland Park.*" The state Governor personally acknowledged his works with the Jaycees and other local groups twice.

Additionally, Vetter sat on the Highland Park City Council between 1963 and 1967. During his term he was a strong advocate for the construction of the pedestrian bridge at the intersection of the Skokie Highway and Deerfield Road. He pushed for the construction of the bridge to ensure the safety of children who needed to cross the highway to get from their homes to the Highland Park recreation center, pool and library. The bridge still exists today and stands as a testament to Vetter's commitment to public safety.

Ownership

Chain of Title

- 1928-1954 Arthur and Mabel Vetter
- c. 1954-1957 Daniel and Helen Vetter
- c. 1957-1957 John and Gilberte Nash
- c. 1857-1964 James and Nema Whitehouse
- 1964-1981 Max and Frieda Segall
- 1981-1985 Pamela and Kirk Vogen
- 1985-Present Kenneth and Marcia Kotula

The chain of title at 670 De Tamble Avenue starts with Arthur Vetter, the builder and original owner. His son, Daniel Vetter, possessed the property between 1954 and 1957. Afterwards, the property was purchased by John and Gilberte Nash. There is a gap in the deeds between Nash and the next owners, James and Nema Whitehouse.[1]

[1] John and Gilberte Nash appear on dozens of deeds in the historic record, as both buyers and sellers. The Nash's were most likely developers or investors. Staff does not believe the Nash's ever lived at 670 De Tamble Avenue.

James Whitehouse was the Worshipful Master of Highland Park's Masonic Lodge.[2] *Highland Park – The First Hundred Years* says that Whitehouse was a WWI veteran and worked for the Public Service Company of Northern Illinois for over 40 years. Nema Whitehouse was assistant principle at Lincoln School (see ***Attachment D***).

The property was subsequently owned by Max and Freida Segall, Pamela and Kirk Vogen, and finally the current owners, Kenneth and Marcia Kotula. Complete chain of title documentation can be found in ***Attachment E.***

Architecture

The residence at 670 De Tamble Avenue is a two-story single-family home with an asymmetrical façade. The entire structure is wood framed with a brick veneer and stone details. The roofline is primarily side-gabled with a catslide front gable projection located on the left-hand side. The front entryway sits within the projection and is flanked to the left by a bay window. There is an attached garage set back from the projection. The back and side elevations feature prominent brick chimneys.

Tudor Revival Style

The residence at 670 De Tamble shows a strong adherence to a Tudor Revival aesthetic concept. The home's unique brickwork, stone tabbing, multi-gabled roofline, catslide gable, prominent chimney, narrow windows and rounded front door are all characteristics of the Tudor Revival Style. There are 37 Tudor Revival Style structures in the 2006 Bob-O-Link Survey area including the residence at 670 De Tamble Avenue *(*see ***Attachment F***).

The Tudor Revival Style reached its peak in Highland Park between 1910 and 1930. The Style was popularized after WWI and is loosely based on English vernacular building traditions. The English Cotswold Cottage a common model for modest Tudor Revival homes.

2003-2004 Preservation Award

In 2004 the applicants received a preservation award from the City for their compatible second story addition (see ***Attachment G***). The applicant took care to mimic the structure's original brick bonds and mortar as well as the home's copper features.

Figure 2 depicts the home in 2003 while the second story addition was in progress.

Figure 2. *Construction of back addition, 2003.*

Materials

Historic materials

- Brick veneer
- Stone lintels

[2] A "Worshipful Master" is the highest ranking position in a Freemason Lodge.

- Stone tabbing
- Weeping mortar
- Arched wood front door

Modern materials

- Modern replacement windows
- Modern dormer
- Modern back addition

Alterations

- 2003- Second story addition on back of house
- 2003 - Window on right-side of front façade replaced with paired glass door
- 2008- Fire repairs
    - Second story widow replacement
- 2008 – Dormer added on front-facade side-gable

The residence at 670 De Tamble Avenue was restored twice, once in 2003 and again in 2008. In 2003 a back addition was added to the residence. The addition connects the original 1928 garage to the main structure. The addition is not highly visible from the public right-of-way. As previously stated, the property owner won a preservation award for this second story addition.

In 2008 a further restoration took place following a fire. The applicant says,

> *"In 2008 we had a house fire which caused enough damage that the structure's entire interior was replaced including floors, walls, ceilings, electrical, water, doors, windows and mechanical. The extent of the damage had us consider razing the structure and moving on. However, we decided to rebuild because of our love for Highland Park's community. Perhaps our home could last another 100 years!"*

A dormer was added to the side gable located on the front façade during the 2008 work.

Despite the two restorations, the residence at 670 De Tamble has largely retained its historic massing, solid-to-void ratio, and architectural details such as the brick veneer, weeping mortar, copper accents, stone lintels and stone tabbing. Important identifying features such as the catslide gable and chimney are intact.

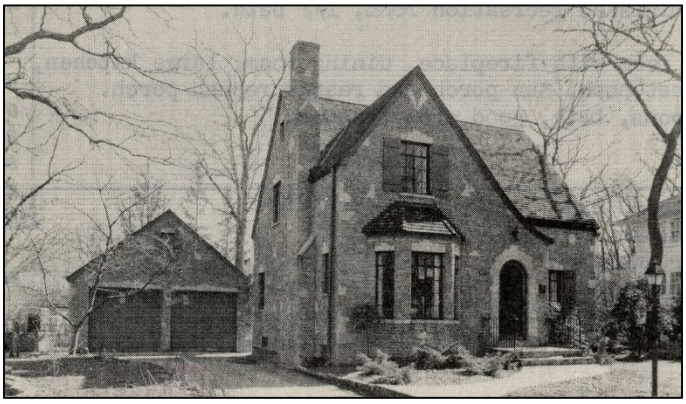


Figure 3. *670 De Tamble in 1957 before alterations.*

Landmark Criteria

The property at 670 De Tamble Avenue may meet the following Landmark Criteria: **1, 3, 4, and 6.**

Sec. 24.015 Criteria for Landmark Designation.
The following is a list of the criteria to be considered in the designation of a Property, Structure, Area, Object, or Landscape of Significance as a Landmark:

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

(2) It is the site of a significant local, county, state, or national event.

(3) It is associated with a person or persons who significantly contributed to the development of the City, County, State, or Country.

(4) It embodies distinguishing characteristics of an architectural and/or landscape style valuable for the study of a specific time period, type, method of construction, or use of indigenous materials.

(5) It is identifiable as the work of a notable builder, designer, architect, artist, or landscape architect whose individual work has influenced the development of the City, County, State, or Country.

(6) It embodies, overall, elements of design, details, materials, and/or craftsmanship that renders it architecturally, visually, aesthetically, and/or culturally significant and/or innovative.

(7) It has a unique location or it possesses or exhibits singular physical and/or aesthetic characteristics that make it an established or familiar visual feature.

(8) It is a particularly fine or unique example of a utilitarian structure or group of such structures, including, but not limited to farmhouses, gas stations or other commercial structures, with a high level of integrity and/or architectural, cultural, historical, and/or community significance.

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

Landmark Nomination Process Outline

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

(1) The Commission should consider and discuss the landmark nomination. If the HPC finds that the property (a) meets two or more Landmark Criteria set forth in Section 24.015 of the City Code, and (b) has sufficient integrity of location, design, materials, and workmanship to make it worthy of preservation, then the Commission should direct Staff to draft a Resolution making a preliminary Landmark Designation recommendation.

(2) The Commission should consider the resolution making the preliminary recommendation. Should the HPC adopt the resolution making a preliminary Landmark Designation

recommendation, the house becomes a "Regulated Structure" with the associated protections against demolition and alteration.

(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 670 De Tamble Avenue. If the nomination is to be given a positive recommendation for approval, the Commission must find that the structure meets two or more of the criteria set forth in Section 24.015 and have sufficient integrity of location, design, materials, and workmanship to make it worthy of preservation or rehabilitation.

If the nomination is given a positive recommendation, the Commission is asked to consider A Resolution Making a Preliminary Landmark Designation Recommendation for 670 De Tamble Avenue Should the Commission adopt the resolution making a preliminary Landmark Designation recommendation, the house becomes a "Regulated Structure" with the associated protections against demolition and alteration.

Attachments:

A. Landmark Nomination
B. Building Permits
C. Newspapers
D. Pages from "*Highland Park – The First Hundred Years.*"
E. Chain of Title
F. 2006 Bob-O-Link Survey
G. 2003-2004 Preservation Awards
H. Real Estate Cards

January 23, 2026

670 De Tamble Ave Landmark Designation

We are hopeful that our house might be honored as a Local Land Mark.

Our 1928 home will be 100 years old soon and since it has been our residence since 1985, we are proud to promote what is an “American Cotswold” style: cedar shake roof retained and maintained ; weeping mortar; copper gutters and downspouts.

The house was awarded the 2004 Highland Park Historic Society Rehabilitation Award for our seamless appearing two story addition which mirrors the original brick/mortar and copper features.

We are also a National Wildlife Federation Certified Wildlife Habitat featuring added trees, native plantings attracting birds, bees, butterflies, and bunnies.

In 2008 we had a house fire which caused enough damage that the structure’s entire interior was replaced including floors, walls, ceilings, electrical, water, doors, windows and mechanical. The extent of the damage had us consider razing the structure and moving on. However, we decided to rebuild because of our love for Highland Park’s community. Perhaps our home could last another 100 years!

Thank you for assistance.

Ken Kotula

March 5, 2026

I wish to thank the committee for its review of my application for a Local Landmark designation.

We have lived in Highland Park since 1976, and over 40 years at 670 De Tamble Ave, Highland Park, IL 60035. When it was time, we added an addition in 2004 that earned the HP Historical Rehabilitation Award.

In 2008, a fire gutted our house to the point that the entire interior had to replaced. We decided to stay and rebuild instead.

While researching to plan the building design, I uncovered a date etched into wet concrete that read October 28, 1928. Further research yielded the name of an Arthur Vetter who first lived in the house and displayed and sold light fixtures from the garage.

Further research found that Arthur's son, Daniel was born and raised in our house and was elected an HP City Councilman in 1951. Daniel Vetter was instrumental in securing the construction of the Skokie Valley Road overpass near Deerfield Road.

670 De Tamble Ave will be 100 years old in 2028. From ashes to a renewed life, this "American Cotswold" could stand another 100 years.

Ken and Marcia Kotula

AMERICA

Date May 31 1928 Building Permit No. 1798

Location of Building—No. ~~5St.~~ 670 Street De Tamble

Name of Owner Arthur Vetter

Present Address ~~6~~ 414 Mc Daniels Ave. HP

Old or New Building new br. veneer

General Contractor Owner Address

Permit issued to Owner to construct a private garage

building on Lot See Blk. description Sub'n. with RP 1649

Builder's estimate $600.00 Permit fee 3.00

Location on Lot verified May 7 192 by

Other inspections

Remarks

Job completed Receipt for returned plans Owner

OCCUPANCY 1150 2-5-29 CERTIFICA

Date Feb 20, 1928 Building Permit No. 1649

Location of Building—No. ~~556~~ 670 Street Delamble Ave

Name of Owner Vetter, Arthur

Present Address 414 McDaniels Ave, H.P.

Old or New Building New br. veneer 29 x 32 x (30)

General Contractor Sublet Address

Permit issued to Owner to construct a Single family dwell.
see description filed with permit or applic.
building on Lot Blk. Sub'n.

Builder's estimate 7,500. Permit fee 26.00

Location on Lot verified Feb 20 1928 by L Dm.

Other inspections Not located.

Remarks

Job completed Receipt for returned plans Owner

Card 1 of 1 Card

670 De Semble Ave.

670 DeTamble Ave.
Cert.# 2375

A7
I

Application for Street Number

City of Highland Park, Illinois

Jan 10 19 51

Application is hereby made for street number for the following described property:

Part Lot 21 Block 5

(Give legal description — lot, fractional lot, block, subdivision, etc.)

at 556 Detamble Ave., H.P.

Ridgewood Park

approx

The house is located 350 feet from the East of Green Bay Rd

East - West - North - South

lot line and faces on _____ Street.

The folio number on my water bill is 5228.

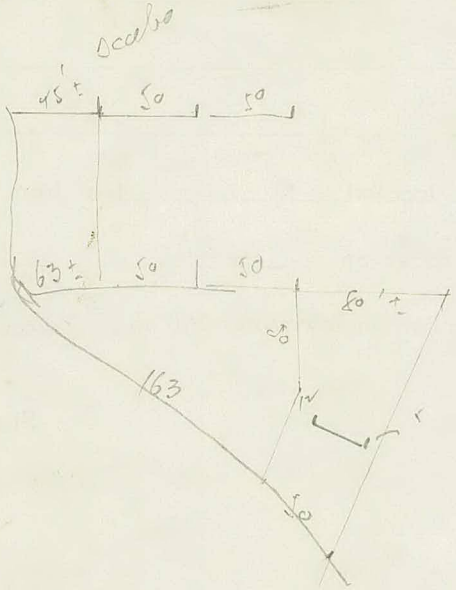
Signed Arthur E. Vetter

556 Detamble Ave

Present Street Address

M

M


Decatur
45'±
50
50
63'±
50
50
50'±
50
163
N

4 / 1 84 8 7

File under

C/ I

OWNER'S NAME Vetter, Arthur E

BUILDING DEPARTMENT, CITY OF HIGHLAND PARK

APPLICATION FOR BUILDING PERMIT

To be filled out in ink

Permit No. 1649

Highland Park, Ill., Feb 14 1928

The undersigned Arthur E Vetter hereby applies to the building department of the City of Highland Park, Ill., for a permit to erect, alter, construct, or enlarge the structure or part thereof herein described, and if granted the permit applied for he will comply with all requirements of the city ordinances relating thereto and pay the fee required by such ordinances. This building is to be used for the purpose of Single family dwelling and located on Portion Lot 21 & 22 Block 5 Subdivision Ridgewood Park No. 556 St. Ridgewood Ave and constructed of Brick Veneer of 2 stories, 29 feet wide, 32 feet long, and 30 feet high, consisting of 8 rooms, an attic, a Basement. There will be 1 Bath, 1 Lavatories, 1 Toilets, 1 Sinks, 1 Laundry Tubs, other plumbing 3 Fl. Dr. The building will be heated by Coal, Hot water, Lighted by Elect, Ventilated ....., fire escapes will be ..... The items are more fully set forth in the plans submitted with this application, the estmate of the cost of the work contemplated includes plumbing, heating, wiring, and all construction work necessary to complete the structure . . . . $ 7500 00 and for the purpose of making this estimate the following qantities were used:

Plumbing complete $..... Painting $..... Heating $.....

Electric Wiring ..... Mason Work $..... Carpenter Work $.....

Cords of Stone ..... M Brick ..... Cu. Yds. Concrete ..... If reinforced ..... Sq. Yds. Plaster ..... M feet Lumber ..... Other Work $.....

This estimate is made by Arthur Vetter Address 414 N Daniels Phone 2222

The owner is " " Address " " Phone .....

General Contractor Owner Address ..... Phone .....

Subcontractor Knudson Adolph Address 558 De Tamble Phone 872 J

Electrician Vetter Address ..... Phone .....

Plumber ..... Address ..... Phone .....

..... Address ..... Phone .....

Architect ..... Address ..... Phone .....

No error or omission in either the plans or application, whether said plans or application has been approved by the building inspector or not shall permit or relieve the applicant from constructing the work in any other manner than that provided for in the ordinances of this city relating thereto.

The applicant having read this application and fully understanding the intent thereof declares that the statements made are true to the best of ..... knowledge and belief.

Signature of Owner Arthur Vetter

Address 414 N Daniels Ave Phone 2222

BUILDING LINE RECORD

NOTE: This application shall be accompanied by Building Line record when required by the Commissioner of Buildings. The Building Line Record shall be: An accurate plat of the block in which the premise of the applicant for a certificate of occupancy is located (one side of the street only) drawn to scale on tracing cloth cut to the size of this application and in ink with a left margin of 1½ inches. On it show: (1)) Front line of premises and depth of block to rear line. (2)) Street wall line of all buildings. (3) Distance of each street wall from front line, indicating if wall is of porch, bay, or main wall. (4) Use of each building. (5) Location of the premises of applicant, and (6) Points of the compass. This plat must be signed by the owner.

(Use sheet this size if additional space is needed)

(Street Wall: The main wall of a building nearest to and facing on a street, including sun parlors, but not including bay windows nor ground story porches nor piazzas that are not closed in.)

Decription of A. E. Vetters building lot at 556 Detamble Ave. in the city of Highland Park, Ill. Permit #

All those parts of lots 21 & 22 in block 5 in Ridgewood Park Sub. of part of S.E. 1/4 of Sec. 26T 43N, R12 E of 3rd P.M. and Block 88, City of Highland Park, Ill. Described as follows

Beginning xxxx at a point in the S. Ely line of said lot 21, said point being 160' S. Wly from the S. Ely corner thereof; then N. Wly parellel with the Ely line of said lot 21, 104' to the N. Wly line of said lot 21; thence S. Wly in the N. Wly line of lot 21, 46.7'; thence N. Wly 57' to a point in the N. Wly line of lot 22 in the aforesaid block 5, said point being 50' (chord measure) N. Ely from the S.W. corner of said lot 22; then S. Wly 50' (chord measure) to the S.W. corner of said lot 22 thence S. Ely 162.45' to place of beginning all in the city of Highland Park, Lake County, Illinois.

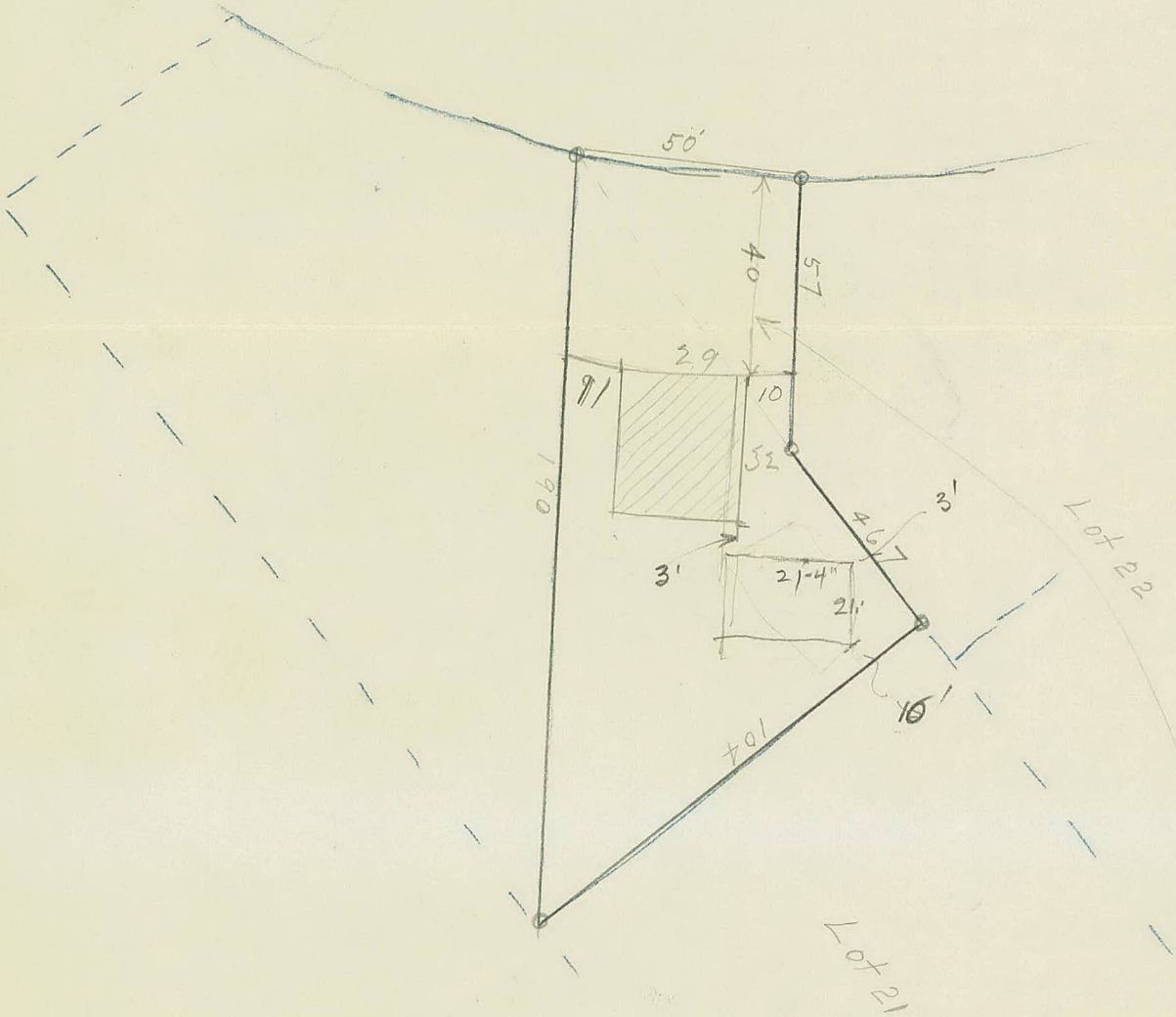
Permit No. 1649

d3
I

Building Department, City of Highland Park

No. 556 St. DeJamble Lot 21 & 22 Block 5 Sub. Ridgewood Park

Draw below, to scale, plat of lot, locating all buildings and show distances from buildings to lot lines. Show average building line of existing houses in block.



1" = 40'

Signature

File under

OWNER'S NAME Arthur Vetter

d4
I

BUILDING DEPARTMENT, CITY OF HIGHLAND PARK

APPLICATION FOR BUILDING PERMIT

To be filled out in ink

Permit No. 1798

Highland Park, Ill., May 21, 1928

The undersigned Arthur Vetter hereby applies to the building department of the City of Highland Park, Ill., for a permit to erect, alter, construct, or enlarge the structure or part thereof herein described, and if granted the permit applied for no will comply with all requirements of the city ordinances relating thereto and pay the fee required by such ordinances. This building is to be used for the purpose of private garage and located on Lot see descrip. Block Subdivision on B P # 1649 No. 556 St. De Temple Ave. and constructed of br. veneer of 1 stories, 21 feet wide 21-4 feet long, and 10 feet high, consisting of 1 rooms, 0 attic, 0 Basement. There will be Bath, Lavatories, Toilets, Sinks, Laundry Tubs, other plumbing 1 Fl. Dr. The building will be heated by gas heater, Lighted by electr, Ventilated , fire escapes will be . The items are more fully set forth in the plans submitted with this application, the estimate of the cost of the work contemplated includes plumbing, heating, wiring, and all construction work necessary to complete the structure $600.00 3.00

This estimate is made by Owner. Address Phone

The owner is Arthur Vetter Address Phone

General Contractor owner. Address Phone

Subcontractor Address Phone

Electrician owner. Address Phone

Plumber Address Phone

Architect Address Phone

No error or omission in either the plans or application, whether said plans or application has been approved by the building inspector or not shall permit or relieve the applicant from constructing the work in any other manner than that provided for in the ordinances of this city relating thereto.

The applicant having read this application and fully understanding the intent thereof declares that the statements made are true to the best of his knowledge and belief.

Signature of Owner A Vetter

Address 414 Mc Daniels Phone 2222

BUILDING LINE RECORD

NOTE: This application shall be accompanied by Building Line record when required by the Commissioner of Buildings. The Building Line Record shall be: An accurate plat of the block in which the premise of the applicant for a certificate of occupancy is located (one side of the street only) drawn to scale on tracing cloth cut to the size of this application and in ink with a left margin of 1½ inches. On it show: (1) Front line of premises and depth of block to rear line. (2) Street wall line of all buildings. (3) Distance of each street wall from front line, indicating if wall is of porch, bay, or main wall. (4). Use of each building. (5) Location of the premises of applicant, and (6) Points of the compass. This plat must be signed by the owner.

(Use sheet this size if additional space is needed)

(Street Wall: The main wall of a building nearest to and facing on a street, including sun parlors, but not including bay windows nor ground story porches nor piazzas that are not closed in.)

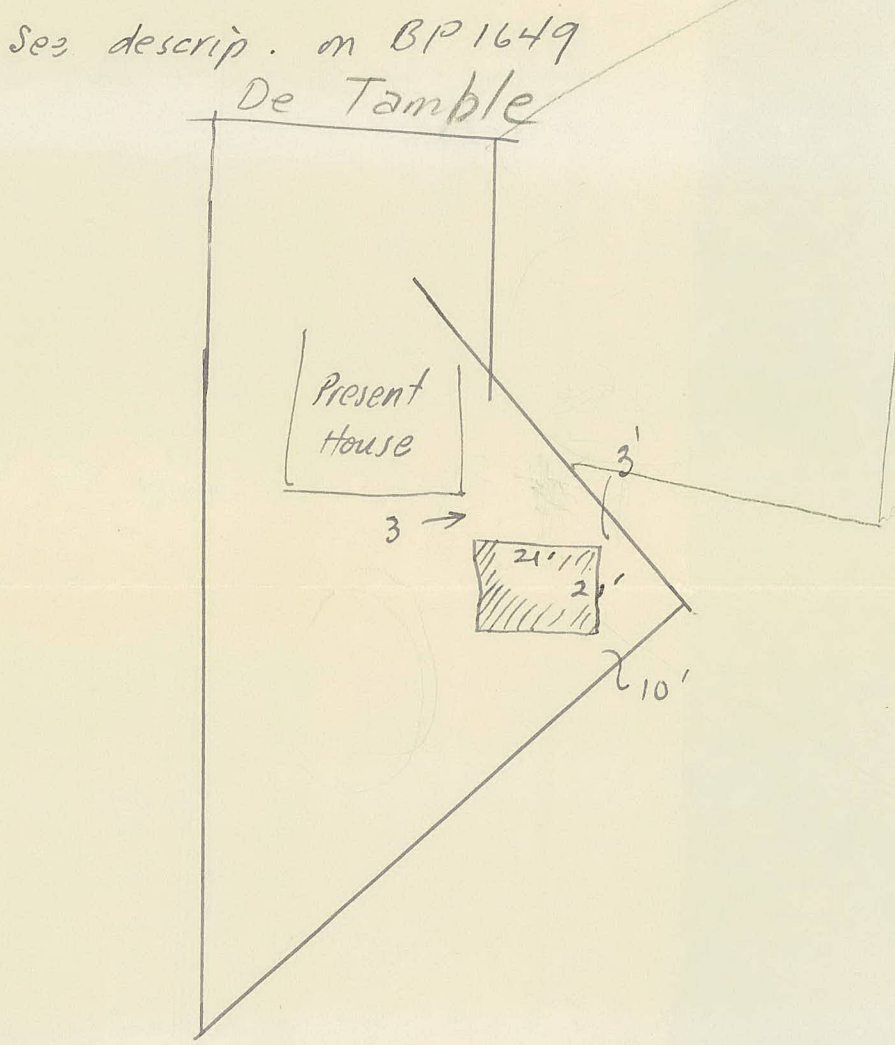
C5
I

Permit No. 1798

Building Department, City of Highland Park

No. 556 St. DeTamble Lot ..... Block ..... Sub. .....

Draw below, to scale, plat of lot, locating all buildings and show distances from buildings to lot lines. Show average building line of existing houses in block.



Signature R. E. Keller

C6
I

Description of Property.

All those parts of lots 21 and 22 in block 5 in Ridgewood Park Sub. of part of S.E. ¼ of Sec 26 T 42 N R 12 E of 3rd P.M. and Block 88, City of Highland Park, Illinois, described as follows:
Beginning at a point in the S.Ely line of said lot 21 said point being 160' S.Wly from the S.Ely corner thereof; Thence N.Wly parallel with the Ely line of said lot 21, 104' to the N.Wly line of said lot 21; thence s.Wly in the N.Wly line of Lot 21 46.7'; thence N.Wly 57', to a point in the N.~~50' (chord measure) N.Ely from the S.W. corner of said lot~~ ---Wly line of lot 22 in the aforesaid block 5, said point being 50' (chord measure) N.Ely from the S.W. corner of said lot 22; Thence S. Wly 50' (chord measure) to the S.W. corner of said lot 22. thence S.Ely 162.45 ' to place of beginning all in the City of Highland Park, Lake County, Illinois.

MY-27 155293

D V — 5.00

CITY OF HIGHLAND PARK - HIGHLAND PARK, ILLINOIS

APPLICATION FOR A PERMIT IS HEREBY MADE

TO [X] CONSTRUCT [ ] ~~ALTER~~ [ ] REPAIR [ ] ~~WRECK~~

670 DeTAMBLE — 5-2-67
ADDRESS OF PROPOSED WORK — DATE

LOT NUMBER — BLOCK NUMBER — SUB DIVISION — PERM INDEX NO.

DRIVEWAY APPROACH
BUILDING USE — LIVING UNITS

Frontage _____ Lot Area _____ Bldg. Area _____ Parking Area _____

BEDROOMS — BATHS — EXT. WALL CONST.

MAX H. SEGALL
OWNER WHEN COMPLETED — PRESENT ADDRESS — PHONE

ARCHITECT — PHONE — PLAN NO.

DANNY'S BLACKTOP - RT. BOX C-68 — 537 6343
GENERAL CONTRACTOR — ADDRESS — PHONE

PRAIRIE VIEW
EXCAVATOR — ADDRESS — LICENSE

CONCRETE CONTRACTOR — ADDRESS — LICENSE

CARPENTRY — ADDRESS

MASONRY — ADDRESS

STRUCTURAL IRON — ADDRESS

PLASTERER OR DRYWALL — ADDRESS

ROOFING CONTRACTOR — ADDRESS

ARCHITECTURAL AND SPECIAL PROVISIONS

PROPOSED FOUNDATION GRADE IN RELATION TO CURB OR CROWN OF STREET _____

CONSTRUCTION No. D-3966 CI

ISSUED BY S. DePinto

DATE APPROVED 5-2-67

APPROVED BY H. Reploglehold

ESTIMATED COST (EXCLUSIVE OF LAND)

$ _____

ZONING	FIRE DISTRICT	CONST. CLASS
D	No	DRWY
MAX. HEIGHT	USE GROUP	APPEAL CASE

MINIMUM YARD SETBACKS

FRONT	REAR
SIDE FRONT	SIDE

STREET OCCUPANCY FEE	$ ~~.00~~
BUILDING CONSTRUCTION FEE	$ ~~.00~~
	$ .00
CERTIFICATE OF OCCUPANCY	$ ~~.00~~
DRIVEWAY PERMIT FEE	$ 5.00
WRECKING FEE	$ ~~.00~~
	$ .00
GUARANTEE DEPOSIT M-6921 NUMBER	$ Yes .00
TOTAL FEE	$ 5.00
RESTORATION AND GUARANTEE DEPOSIT CHARGES	$ _____
RELEASE APPROVED	
AMOUNT RELEASED	$ _____

NOTE:
Additional applications shall be filed and permits obtained before starting on the plumbing work. sewer and water taps and stubs, electrical work, sidewalk construction, Heating and/or Air Conditioning work and such other work for which permits may be required.
The Guarantee Deposit provides for replacement of any existing improvements damaged by reason of the work and for the maintenance of the public streets and surrounding property in a clean and orderly condition. Any work done by the city to repair or maintain such conditions will be deducted from said deposit. A street obstruction bond is required whenever use is made of any portion of the City street, including walks, parkway and/or paving.

CONDITIONS:
This permit authorizes only work for which a FEE has been noted and paid. The contractor shall construct work in accordance with the description set forth in the application, plans, and specifications and no error or omission in said application, plans, and specifications, as filed whether approved or not, shall relieve the permittee from conforming with the Building Code of Highland Park, Illinois and all other pertinent ordinances in the installation, alteration, or repair work of any such work.

NOTICE OF UNDERGROUND PUBLIC UTILITY FACILITIES: Before excavating, grading or ANY other work below the surface of the ground, the undersigned is responsible to notify the following utilities, securing location of and protection for all underground public utility facilities.

NORTH SHORE GAS CO.	432-6000
COMMON WEALTH EDISON CO.	432-2900
ILL. BELL TELEPHONE CO.	611 REPAIR SERVICE
CITY WATER & SEWER DEPT.	432-0804 EXT. 72

DANNY'S BLACKTOP - EX 44.
Harry Cooper
OWNERS SIGNATURE

THIS PERMIT IS ISSUED WITH THE EXPRESS STIPULATION THAT IF THE EXISTING SIDEWALK IS IN BAD REPAIR IT SHALL BE RELAID AT THE OWNER'S EXPENSE.

FILE

CITY OF HIGHLAND PARK, ILLINOIS

INSPECTION RECORD — CITY OF HIGHLAND PARK, ILLINOIS

C 8
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	DATE	INITIALS	REMARKS
☐ SITE INSPECTION			
☐ FOOTING & SOIL CONDITIONS			
☐ FOUNDATION WALLS & DRAIN TILE			
☐ SLABS - BASEMENT			
☐ SLABS - GARAGE & GRADE			
FRAMING INSPECTION			
☐ MASONRY			
☐ CARPENTRY			
☐ STEEL SETTING			
☐ FIRE PROTECTION			
FINAL INSPECTION			
☐ FIRE PROTECTION			
☐ ROOFING			
☐ PARKWAY RESTORATION			
☐ VENTILATION			
☑ DRIVEWAYS	5-4-67	JHS	
☐ SWIMMING POOLS			
☐ ZONING COMPLIANCE			

☒ DEPOSIT RELEASE

☐ REINSPECTION CHARGE 1 2 3 4 CIRCLE WHICH

☐

JOB ADDRESS 670 DETAMBLE

D-3866

DATE APPROVED _____

DATE ISSUED _____

No. _____

CERTIFICATE OF OCCUPANCY

ADDRESS OF STRUCTURE _____

OWNER _____

GENERAL CONTRACTOR _____

THIS IS TO CERTIFY THAT I HAVE THIS DATE INSPECTED THE ABOVE PREMISES AND THAT THE BUILDING SUBSTANTIALLY CONFORMS TO THE REQUIREMENTS OF THE ORDINANCES OF THIS CITY APPLICABLE TO NEWLY CONSTRUCTED BUILDINGS, OR TO SUCH ALTERATIONS OR REPAIRS AS WERE COVERED BY THIS BUILDING PERMIT NUMBER AND THAT THE CONSTRUCTION, ALTERATION OR REPAIR HAS BEEN SUBSTANTIALLY COMPLETED IN ACCORDANCE WITH THE PLANS UPON WHICH THE BUILDING PERMIT REQUIRED BY ORDINANCE WAS ISSUED.

THE FOLLOWING ITEMS ARE NOTED AS INCOMPLETE OR MISSING AND ARE LISTED AS EXCEPTIONS TO COMPLETION:

PLEASE CORRECT OR COMPLETE WITHIN _____ DAYS.

BUILDING INSPECTOR _____

1928

RADIO AND ELECTRICAL APPLIANCES

VETTER
ELECTRIC SERVICE

Contracting and repairing
Attractive line of fixtures

PHONE, HIGHLAND PARK 2222

"Vetter and Better All the Time"

win will preach.

1934

Bethany Evangelical Church

Laurel and McGovern

Rev. H. F. Siemsen, Pastor

Thursday:

The Woman's Missionary Society will meet today 2:30 at the home of Mrs. A. E. Vetter, 556 De [illegible] Avenue ,all ladies of the church are invited to attend.

Sunday: Sunday School at 9:45 un-

Sunday: Sunday School at 9:45 under the direction of Mr. William Guyot. Morning worship at 11 a.m. with the Rev. J. H. Taylor preaching the sermon. His subject will be "The Way of Life." The Rev. Mr. Taylor does not need an introduction to the people of this community. We invite his many friends to come and hear him. There will be no evening services during the month of August.

Wednesday. Our mid-week service will take place Wednesday evening at 8 p.m. Miss Evelyn Snyder will have charge of the meeting. All are cordially invited to attend.

Barrington Camp: Friday evening the 17th will be the opening service of the Barrington camp meeting for this year. Bishop L. H. Seager and Rev. H. M. [illegible] the principal speakers.

1943

PHILATHEA CLASS TO MEET TUESDAY

The Philathea class of Bethany church will meet at the home of Mrs. A. Vetter, 556 Detamble avenue, Tuesday evening, June 15, at 8 o'clock. Assisting hostesses will be Ada Willison, May Bess, Jenny Christman and Lela Rollman.

1963

Bob Cushman And Mose Mason

Sixteen years of dedicated service to Highland Park will come to a close on Tuesday as Mayor Robert S. Cushman and Councilman Barrett (Mose) Mason complete their eight year terms of office. They deserve the grateful thanks of all Highland Parkers.

Both Mr. Cushman and Mr. Mason had established long records of community service when they stood for election in 1955. Ascendancy to Mayor and Councilman was a natural course for these men. They are oriented to serving their fellowman and their community.

The success of Council-Manager form of government here is due, in large measure, to the Mayor and Councilmen who were elected in 1955. It was they who carefully screened applications for Highland Park's first City Manager and wisely chose Ralph Snyder. They then made the necessary adjustments from the Commission form of government which made the Council-Manager plan work. And in 1955, the Mayor was Bob Cushman. The Councilmen were Mose Mason, Fred Gieser, William Hutchinson, Edward Stern and Kenneth Lacy.

Bob Cushman will step aside next week for newly-elected Mayor Fred Gieser. Fred Gieser, who was originally elected to the City Council in 1951, and Mose Mason will be replaced as Councilmen by Samuel Lawton and Daniel Vetter, who were elected last week.

The NEWS pays tribute to these men, their predecessors, and those who will follow as Mayors and Councilmen. Their task is never easy. Their rewards are always minimal. Highland Park is lucky to have them!

city council.

1932

Celebrate Birthdays First Time in 4 Year

Two Highland Park children cele brated their birthdays for the firs time in four years on Monday. Lit tle Danny Vetter, four year old son of Mr. and Mrs. Arthur Vetter of DeTamble avenue, and Bobby Hart eight year old son of Mr. and Mrs. Martin Hart of Sheahen court, cele brated their first and second birth days respectively.

Danny entertained a number of youngsters from three-thirty to five-thirty o'clock, Monday, and Bobby had eighteen of his young friends for the afternoon.

Overpass Request Receives Final 1963 Council Approval

Highland Park Councilmen finalized a resolution last week requesting the Lake County Highway Department through the Lake County Board of Supervisors to proceed immediately to design and construct a pedestrian overpass for Skokie highway near Deerfield road.

A strong supporter of the project, Councilman Daniel [redacted], estimated there are over 2,000 families residing west of the highway who are virtually isolated from their schools, library, recreational facilities and shopping districts on the east side except by automobile travel.

To Appropriate 50%

Since the grade separation and interchange structure makes no provision for the safety and protection of pedestrians wanting to cross the highway from east to west, and because the public safety and welfare demands a safe and convenient means of pedestrian access over the highway, the resolution was unanimously passed by council members.

This action was the result of a recommendation by the Lake County Highway Committee, sponsored by members Raymond J. Sheahen and Samuel S. Smith of Deerfield township, to appropriate 50 per cent of the cost of a pedestrian overpass.

The resolution stated "that the City Council of Highland Park hereby affirms its desire and willingness to appropriate funds to the extent of the remaining 50 per cent of the cost of said improvement," and requested priority be given to the project.

County Highway Superintendent Mel Amstutz estimates the overpass at $40,000 but City Manager Ralph Snyder said the cost may be closer to $60,000. Snyder believes the city's share to construct the Crossing can be paid from motor fuel tax funds.

Arthur E Vetter

Mentioned in the Record of Daniel Arthur Vetter (Arthur E Vetter's Son)
Social Program Document • United States, Social Security Numerical Identification Files (NUMIDENT), 1936-2007

SAVE EDIT SHARE

No Image Available

Document Information

Collection Information
United States, Social Security Numerical Identification Files (NUMIDENT), 1936-2007

Cite This Record

"United States, Social Security Numerical Identification Files (NUMIDENT), 1936-2007", *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:6KQH-ZLHT : Sun Oct 19 03:43:29 UTC 2025), Entry for Daniel A Vetter and Arthur E Vetter.

Copy Citation

Name Arthur E Vetter

Arthur E Vetter's Spouses and Children OPEN ALL

Daniel Arthur Vetter	Son	M	Highland Par*, Illinois, United States

Name Daniel Arthur Vetter
Alias Daniel A Vetter
Sex Male
Birth Date 29 February 1928
Birthplace Highland Par*, Illinois, United States
Social Program Application Date June 1943
Residence Place Green Valley, Pima, Arizona, United States
Death Date 31 March 2006
Race White
Parent Name Arthur E Vetter
Second Parent's Name Mabel Oestreich
Event Type Social Program Correspondence

Mabel Oestreich

Attached in Tree to
Arthur E Vetter
Deceased • GTVQ-NZV

Similar Records
No similar records were found.

LOOK WHO'S HERE!

Margo Ann has been chosen as the name of the baby girl born at the Highland Park hospital on Wednesday, May 2, to Mr. and Mrs. Daniel A. Vetter of 632 Central ave. Margo has a sister, Marsha Louise, who will be three years old on June 6. Mrs. Vetter is the former Helen Louise Kee.

Mr. Vetter, who is serving with the army and stationed at Fort Monmouth, N. J., is home on a twelve day furlough. His wife and family plan to return east with him to live during the time he is stationed in New Jersey.

Grandparents are Mr. and Mrs. Rufus W. Kee of 227 N. Second street and Mr. and Mrs. Arthur Vetter of 556 D[illegible]

suburban way of life. Their home was at 850 Central Avenue, a home lived in at present by their son. Mr. Thom was a grocer and a gardener.

There were four Thom children. Lorraine and Lucille are deceased. Gladys—Mrs. John H. Brown lives in California. Wesley W. Thom is a resident of Highland Park.

The Tillman Family

The Tillman family came to Highland Park early in the 1880's. The Tillman brothers had been born in Waukegan. William and his wife Theresa first lived in the area of Central Avenue and Green Bay Road. The other brother was Richard. They chose this community because they felt the growing town offered exceptional opportunities.

Soon after the family settled in this area they acquired property on West Park Avenue. They had a hauling business. Mr. Arthur Tillman writes, "My father hauled all of the cedar blocks that Central Avenue was paved with from Green Bay Road to the railroad tracks. The blocks arrived by boat from Michigan. He also dug most of the basements of our east side homes. He used horse drawn plows and scrapers."

Long before the turn of the century, the Tillmans learned that the water drawn from their wells was especially good. The water was, and is bottled today and the Company is known as The Sparkling Spring Mineral Water Company.

Richard Tillman had one son, Paul, father of John. William Tillman was the father of two sons, Arthur and Milton. Milton Tillman went to California. He had three children. Milton, Jr. (Nuppie) was killed in W.W.II. Robert and Hilla Mae live in California. Arthur is the father of Bidwell, Laurence, William, Ruby, Paul, Donald, and Burton.

An interesting note on the family is that the original telephone number for the Mineral Springs was "42." With the growth of the town the number grew to 432-0042. Finally, when numbers west of the Skokie Highway were changed recently, the new number became 831-3442.

Fred Tucker

Fred A. Tucker came to Highland Park in 1890 to accept a position as baker in Frank Greene's Bakery. Mr. Tucker had formerly worked for Bremer Brothers' Bakery in Chicago.

After his marriage to Mathilda May Tucker in 1895, they lived in a house on North St. Johns Avenue, just north of Elm Place. There two children were born: Gladys in 1896 and Bernice in 1898.

About 1900 they moved to South Green Bay Road, to a small farm at the northwest corner of what is now Northmoor Road and Green Bay Road. Mr. Tucker started his butter, egg, and poultry business at that location, serving the immediate vicinity.

In 1902 Earle Tucker was born and the familly moved to 515 Oakwood Road (old number). There, Mr. Tucker expanded his business, the Lake Shore Creamery, serving the entire North Shore from Wilmette to Lake Bluff. The youngest child, Edith, was born at the Oakwood Avenue residence in 1909.

In 1917 Mr. Tucker sold the business and went into the real estate business, originally with Heinsen and Kroll on West Central Avenue, on the south side of the street between First and Second Streets. Subsequently he was in business with others, and then in business for himself.

Mr. Tucker was active in clubs and civic affairs in the area prior to his death in 1952. He was a member of the Highland Park Business Men's Association, the Masons, the Royal Arcanium Lodge, Odd Fellows, and the Highland Park Presbyterian Church. He served as Trustee of the East Skokie Drainage Ditch Commission.

Gladys Tucker Markell and Bernice Tucker are deceased. Earle F. Tucker lives in Wilmette and Edith T. McPike lives in Pennsylvania.

The George Tucker Family

George Tucker was born in Colsdon, Surrey, England in 1868. About 1891 he came to Chicago from Kansas because he had heard that there was a great need for carpenters for buildings being erected for the World's Fair to be held in 1893. In 1895 he came to Highland Park, and soon entered into partnership with his brother, Fred A. Tucker, operating the Lake Shore Creamery, which served the North Shore from Lake Bluff to Wilmette. Later, this partnership was dissolved and each brother carried on a similar business.

In 1901 George Tucker married Caroline Finkbeiner. Their home was on the northwest corner of Green Bay Road and County Line Road. Mr. Tucker purchased produce for his business from the vicinity of Long Grove and Buffalo Grove. This necessitated an all day trip with a team of horses drawing a large wagon over the poor dusty country roads.

In 1909 George Tucker purchased the Ravinia Grocery and Meat Market, which he operated until 1921. During part of that period the Ravinia Post Office was located in Mr. Tucker's Store. In 1921 he resumed his former business, The Lake Shore Creamery.

Caroline Finkbeiner came to the United States in 1880. She went to Merrill, Wisconsin to live with an uncle who was a surveyor of the vast timerlands of the area. Caroline was soon employed by the family of Thomas Scott, a "lumber king" of Merrill. Cassie Scott, the daughter of the family, married Frederick W. Cushing. When the Cushings moved to Highland Park in 1886 they brought Caroline with them. They lived on Hazel Avenue until the Moraine Hotel, which Mr. Cushing was building, was completed in 1900. From 1894 to 1898 Mrs. Cushing and her two daughters, and Caroline traveled in Europe. Other than that period, Caroline F. Tucker lived in Highland Park from 1886 to January 21, 1941 when she died. George Tucker had passed away in September of 1930.

The Tuckers had two children. George Lloyd Tucker, a retired Commander in the U.S. Navy, now lives near Camdenton, Missouri. Lllian C. Tucker lives in the old family home on Oakwood Avenue in Highland Park. Miss Tucker retired from her position of Secretary of the Board of Education of Township High School District 113 after forty-three years of service. She is a member of the Board of Directors of the Highland Park Historical [illegible]ciety, and did a great portion of the research required [illegible] centennial book.

Parmen[illegible]

[illegible]ssee. In 1846 he graduated [illegible] failing health, President [illegible]t. For the next five years [illegible]hicago Bank. After the [illegible] for two years. Finally, i[illegible]

[illegible]erman in Highland Park, and was [illegible]. A severe Typhoid epidemic in High[illegible] caused the years of Mayor Turnley's admin[illegible] be mainly concerned with a safe water supply [illegible]an efficient sewage system. The Turnleys lived in the Boyington House on Port Clinton Avenue.

John L. Udell

The Udell family lived at 102 N. Sheridan Road. Early in the 1900's Mr. Udell came to Highland Park. He was one of the publishers in Highland Park. He started the Highland Park Press. He constructed the Udell Building at 538 Central Avenue. Mr. Udell sold his papers, the Lake Forester and the Highland Park Press, and then went to work for the Highland Park News as business manager.

Mr. Udell and his wife Nellie had four daughters; Mrs. Gladys Mooty, Mrs. Betty Anderson, Mrs. Phyllis McMillan, and Mrs. Jacqueline Vanderlip. There were two sons; N. Lee Udell and John Paul Udell.

Henry S. Vail

Henry Sherman Vail settled in Highland Park 1878. After serving in the Civil War, he went into the insurance business in Chicago. Two years after he made his home in Highland Park, he married Jennie C. McCulloch. He was one of the organizers of the Law and Order League.

Carleton Vail, son of Henry Vail lived in Highland Park also. His wife was most active during World War I in groups entertaining the injured soldiers at Fort Sheridan. She also was the leader of the second Girl Scott Troop formed in Highland Park in 1917.

The Vercoe Family

by E. Winifred Vercoe

Arthur Washington Vercoe and his wife Edith Beverley Vercoe were both born in England. The Vercoe family came to Highland Park in 1911.

"Our father, with two partners, Mr. Fred McGuire and Mr. Charles Wrightman, organized the North Shore Trust Company. The Vercoe residence was at 2622 Shehridan Road. This residence had been the home of Colonel Clampitt, a veteran of the Civil War."

Mr. Clampitt was President of the North Shore Trust Company, Vice President of Rosehill Cemetery Company, a Lake County Supervisor for eighteen years, a Park Commissioner for one year, and an Elder of the Presbyterian Church.

There were five Vercoe children. John Beverley Vercoe is deceased. Vivian, E. Winifred, Edna G. Vercoe and Mrs. Evan M. Davis reside in Highland Park.

The Vetter Family

(Family background from Mr. Walter Vetter.)

Jacob Vetter was born in Merklingen, Germany on June 30, 1847. He came to America and the Chicago area in 1867. In 1871 he married Elizabeth Schinleber who had been born November 16, 1846 in Northfield, about a mile south of the present Sky Harbor Airport.

Jacob and Elizabeth built a house on McDaniel Avenue near the present intersection of Fairview Avenue. Here they engaged in general farming and gardening. One of their principal customers was the Moraine Hotel. The Vetters were active in Church affairs, being affiliated with the Evangelical Association which met in Deerfield, until about 1880 when a church was built on Second Street in Highland Park, across from the present post office. The Vetters were among the first members of this congregation, which through changes in later years became the present Bethany Church.

Jacob and Elizabeth Vetter had five children who lived to adulthood. George married Carrie Ahrens in 1874. Shortly after her birth in Glencoe, her folks acquired and operated a large farm on County Line Road where the Holiday Inn is now located. The Ahrens family raised cattle, horses, hogs, chickens, and various grains. They also produced Horseradish which was sold on the Chicago market.

George's early job was with the Chicago and Northwestern Railway as an auditor. He was most interested in local civic affairs. He served several terms as alderman and was a judge at most elections. From about 1909 until just prior to his death in 1943, he served as secretary of the Board of School District 108.

While serving as an Alderman, George was instrumental in obtaining a tire or wheel rim from a railroad locomotive. This metal tire or rim was split, and chained to a post at the fire station. When it was pounded with a metal hammer it served as a fire alarm which could be heard a great distance away. Upon hearing the fire alarm, men who were nearby with wagons, carriages, and horses would race to the fire station. The first one there would hitch his horse to the fire wagon and proceed to the scene of the fire. It was always a thrill and a kind of competition, as well as the prospect of some renumeration, to be the driver of the fire wagon for the volunteer firemen.

About 1915, several influential Highland Parkers decided to build a new Golf Club, known as the Bob-O-Link Golf Club. George was employed as auditor or comptroller, and he remained at that position until shortly before his death in 1943.

George and Carrie built their first home on McDaniel Avenue in 1896. In 1922 they moved to their new home on Lincoln Avenue near the school. After George's death, Carrie lived with her daughter in Maryland until her death in 1963.

Three children survived George and Carrie. Walter married Florence Vaughn and lives in Lake Forest. Harold lives in Chicago. Marguerite married Arthur Johnson and lives in Maryland.

Lillian, daughter of Jacob and Elizabeth Vetter, married Alva Loomis and lived most of her life in or near Highland Park. Mary Vetter, another daughter, married Adam Frank and lived away from the area. William, another son went into the electrical business and lived out his life in Highland Park. His son Robert lives in Highland Park.

Arthur Vetter, son of Jacob and Elizabeth attended the local schools and went into the electrical business in Highland Park. His wife was Mabel Oestreich of Wisconsin. Arthur and Mabel were the parents of Valerie, Mrs. Herman Koelper and Daniel A. Vetter.

Daniel A. Vetter is one of Highland Park's most civic minded citizens. Dan is a veteran of World War II and the Korean conflict. A past president of the Highland Park Jaycees, in 1959 he received the Distinguished Service Award as the most outstanding young man in Highland Park. He received two Governor's citations for his work with the Jaycees in the state and local safety programs. He is an active member of Local 150, International Brotherhood of Electrical Workers, and has served on the executive board. Daniel Vetter served on the City Council of Highland Park for four years. During his term in office he worked unstintedly with State and County Governments to achieve the construction of the footbridge across the Skokie Highway at Deerfield Road. Until the footbridge was built there was no way for the youngsters living on the west side of town to safely walk to the receation center, twin pools or library, since the overpass lacked sidewalks.

Daniel A. Vetter married Helen Kee, also of Highland Park. Their daughter Marcia, Mrs. John Wood, and grandson Jonathan do not live in Highland Park. Margo, Daniel R. and David Arthur Vetter all are attending schools in Highland Park.

WARRANTY DEED—JOINT TENANCY FORM Form No. 77 Legal Blank Service, 216 N. Clinton St., Chicago, Ill.

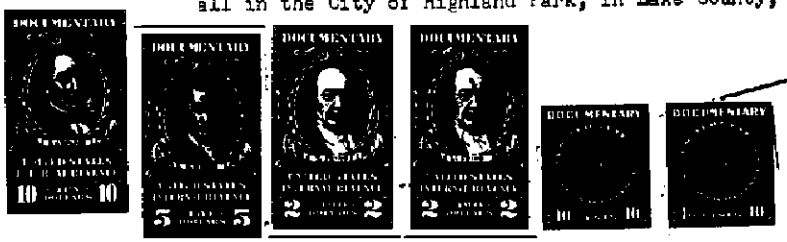
BOOK 1237 PAGE 390

The Grantor, ARTHUR E. VETTER and MABEL O. VETTER, his wife,

of the City *of* Highland Park *in the County of* Lake
and State of Illinois *FOR AND IN CONSIDERATION of*
Ten and no/100 - *DOLLARS*
in hand paid, Convey and Warrant *to* Daniel Arthur Vetter and Helen Louise Vetter,
his wife,

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

"All those parts of Lots 21 and 22 in Block 5 in Ridgewood Park Subdivision of part of the South East quarter of Section 26, Township 43 North, Range 12, East of the 3rd P. M., and Block 88 in City of Highland Park, described as follows:- Beginning at a point in the South Easterly line of said Lot 21, said point being 160 feet South Westerly from the South Easterly corner thereof; thence North Westerly parallel with the Easterly line of said Lot 21, 104 feet; to the North Westerly line of said Lot 21, thence South Westerly in the North Westerly line of Lot 21, 46.7 feet; thence North Westerly 57 feet to a point in the North Westerly line of Lot 22 in the aforesaid Block 5, said point being 50 feet (chord measure) North Easterly from the South West corner of said Lot 22; thence South Westerly 50 feet (chord measure) to the South West corner of said Lot 22; thence South Easterly 162.45 feet to the place of beginning, all in the City of Highland Park, in Lake County, Illinois."



situated in the City of Highland Park County of Lake
in the State of Illinois, hereby expressly declaring that the estate conveyed shall pass, not in tenancy in common, but in joint tenancy, and hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, subject to the general taxes for the year 1954.

Witness our *hand* s *and seal* s *this* 29th *day of* June *A. D. 19* 54.

of A. D. 19

_____ Seal
_____ Seal

Arthur E. Vetter Seal
Mabel O. Vetter Seal

R.S. 1940

BOOK 1257 PAGE 551

State of Illinois }
County of Lake } ss.

I, Evelyn L. Briddle, a notary public in and for, and residing in said County, in the State aforesaid,

DO HEREBY CERTIFY that Arthur E. Vetter and Mabel O. Vetter, his wife,

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

GIVEN under my hand and notarial seal, this twenty-ninth day of June A. D. 19 54.

Evelyn L. Briddle

My Commission Expires January 30th, 19 56

State of Illinois }
Lake County } ss. No. 820218
Filed for Record JUL 14 A.D. 1954 at 2:30 o'clock P.M. and duly recorded in Book 1252 of RECORDS Page 520

Gustaf W. Fredbeck
RECORDER

No.

Warranty Deed
Joint Tenancy

ARTHUR E. VETTER & MABEL O. VETTER

To

DANIEL ARTHUR VETTER & HELEN LOUISE VETTER.

STATE OF } SS.
County }

This instrument was filed for record in the Recorder's Office of County aforesaid, on the day of 19 at o'clock M. and recorded in book of on Page

RECORDER

Mail To:
CT&TCO
RE:-ESCROW # 198510
ATTENTION: MR. GURVEY

Legal Blank Service, 216 N. Clinton St., Chicago, Ill.

ILLINOIS TITLE CO.

State of Illinois }
County of Lake } ss.

I, Evelyn L. Briddle, a notary public in and for, and residing in said County, in the State aforesaid,

DO HEREBY CERTIFY that Arthur E. Vetter and Mabel O. Vetter, his wife,

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

GIVEN under my hand and notarial seal, this twenty-ninth day of June A. D. 19 54.

Evelyn L. Briddle

My Commission Expires January 30th, 19 56

State of Illinois }
Lake County } ss. No. 820218
Filed for Record JUL 14 A.D. 1954 at 2:30 o'clock P.M. and duly recorded in Book 1252 of RECORDS Page 520

Gustaf W. Fredbeck
RECORDER

No.

Warranty Deed
Joint Tenancy

ARTHUR E. VETTER & MABEL O. VETTER

To

DANIEL ARTHUR VETTER & HELEN LOUISE VETTER.

STATE OF } ss.
County }

This instrument was filed for record in the Recorder's Office of County aforesaid, on the day of 19 at o'clock M. and recorded in book as Page

RECORDER

Mail To:
CT&TCO
RE:-ESCROW # 198510
ATTENTION: MR. GURVEY

Legal Blank Service, 216 N. Clinton St., Chicago, Ill.

ILLINOIS TITLE CO.

BOOK 1542 PAGE 49

State of Illinois } ss. No. 951351
Lake County }
Filed for Record at 12:22 o'clock
P.M. MAY 22 1957 and
recorded in Book 1544 of
RECORDS Page 49

(The Above Space For Recorder's Use Only)

Geo E Cole & Co Chicago
LEGAL BLANKS No. 810
NEW SEPT. 1951

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

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

THE GRANTOR S Daniel Arthur Vetter and Helen Louise Vetter, his wife,

of the City of Highland Park County of Lake State of Illinois
for and in consideration of Ten ($10.00) - - - - - - - - - - - - - - - - - - DOLLARS,
and other good and valuable consideration - - - - - - - - - - - - - - in hand paid,
CONVEY and WARRANT to John Richard Nash and Gretchen G. Nash, his wife,

of the Village of Skokie County of Cook State of Illinois
not in Tenancy in Common, but in JOINT TENANCY, the following described Real Estate situated in the County of Lake in the State of Illinois, to wit: All those parts of Lots 21 and 22 in Block 5 in Ridgewood Park Subdivision of part of the South-east Quarter of Section 26, Township 43 North, Range 12, East of the Third Principal Meridian, and Block 88 in the City of Highland Park, described as follows: Beginning at a point in the Southeasterly line of said Lot 21, said point being 160 feet Southwesterly from the Southeasterly corner thereof; thence Northwesterly parallel with the Easterly line of said Lot 21, 104 feet to the Northwesterly line of said Lot 21; thence Southwesterly in the North-westerly line of Lot 21, 46.7 feet; thence Northwesterly 57 feet to a point in the Northwesterly line of Lot 22 in the aforesaid Block 5, said point being 50 feet (chord measure) Northeasterly from the Southwest corner of said Lot 22; thence Southwesterly 50 feet (chord measure) to the Southwest corner of said Lot 22; thence Southeasterly 162.45 feet to the place of beginning, all in the City of Highland Park, in Lake County, 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 said premises not in tenancy in common, but in joint tenancy forever.

Subject to:
taxes for the year 1956 and subsequent years;
Grant recorded April 13, 1911; and,
Special Assessment Warrant No. 348.

AFFIX "RIDER" OR REVENUE STAMPS HERE

DATED this 16th day of May 19 57.

(Seal) Daniel Arthur Vetter (Seal)

(Seal) Helen Louise Vetter (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 Daniel Arthur Vetter and Helen Louise Vetter, his wife,

IMPRESS SEAL HERE

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

Given under my hand and official seal, this 19th day of May 19 57.

Commission expires . . . . . 19 .

Phyllis M. Rahmann
NOTARY PUBLIC

DOCUMENT NUMBER

MAIL TO: NAME Draper & Kramer Inc
ADDRESS 33 W. Washington St
CITY AND STATE Chicago 2, Ill.

ADDRESS OF PROPERTY:
670 De Tamble,
Highland Park, Illinois.

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

OR RECORDER'S OFFICE BOX NO.

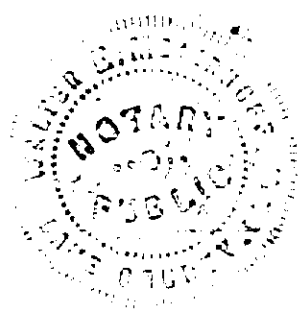
29.70

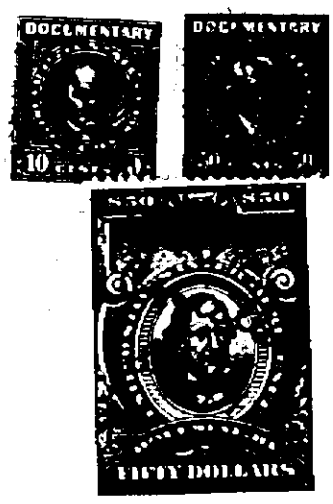
residing in said county and state aforesaid, do hereby certify that James L. Whitehouse, who is personally known to me to be the Worshipful Master of A. O. Fay Lodge No. 676, Ancient Free and Accepted Masons, an Illinois corporation, and E. C. Ohrmund, who is personally known to me to be the Secretary of the said Illinois corporation, and who are personally known to me to be the persons whose names are subscribed to the foregoing Instrument as such Worshipful Master and Secretary, respectively, appeared before me this day in person and acknowledged that they signed and delivered the said Instrument as their free and voluntary act as such Worshipful Master and Secretary on behalf of the A. O. Fay Lodge No. 676, Ancient Free and Accepted Masons, an Illinois corporation, for the uses and purposes therein set forth and were duly authorized so to do; and the said Secretary did then and there also acknowledge that he as custodian of the said corporate seal of the said Illinois corporation did affix the said corporate seal to the said Instrument as his own free and voluntary act and as the free and voluntary act of said Illinois Corporation for the uses and purposes therein set forth.

Given under my hand and notarial seal this 24th day of August, A. D. 1944.

Walter E. Meierhoff
Notary Public.

My Commission expires May 23, 1948.





50.60

State of Illinois) ss. No. 549570
Lake County)
Filed for record SEP 6 A. D.
1944 at 1:13 o'clock P. M. and
duly recorded in Book 6[illegible]
of RECORDS Page [illegible]
Howard L. Scott
Recorder

R.S 50,60

DEED OF CONVEYANCE

THIS INDENTURE, made this second day of August, A. D. 1944, between A. O. FAY LODGE NO. 676, ANCIENT FREE AND ACCEPTED MASONS, an Illinois Corporation, party of the first part, and JOHN B. NASH and GILBERTE A. NASH, his wife, both of Highland Park, in the County of Lake and State of Illinois, party of the second part, WITNESSETH:

WHEREAS, on the 27th day of September, A. D. 1943, A. O. FAY LODGE filed its petition In the Matter of A. O. FAY LODGE NO. 676, A. F. & A. M., a Corporation, Debtor, in the District Court of the United States for the Northern District of Illinois, Eastern Division, No. 43-B-970, under Chapter X of the Act of Congress relating to Bankruptcy; and

WHEREAS, on the 24th day of March, A. D. 1944, the undersigned Debtor proposed a Plan of Reorganization, and on the 5th day of May, A. D. 1944, the Court entered an order approving the said Plan of Reorganization, and afterwards, on the 20th day of June, A. D. 1944, the said Plan of Reorganization was confirmed by decree of the Court; and

WHEREAS, it is provided in Section 1 of said Plan of Reorganization so approved that the real estate of the undersigned Debtor, hereinafter more specifically described, should be sold to the highest and best bidder for cash; and

WHEREAS, Fred E. Hummel, Reorganization Manager, elected in said proceeding by the Creditors and duly appointed by the Court, petitioned the Court on the 7th day of July, A. D.1944, to sell the real estate, hereinafter described, and an order was duly entered upon all persons in said proceeding directing that they show cause if any they have why said sale should not be made; and

WHEREAS, pursuant to the said petition and to notice

upon all creditors and all parties in interest, the said real estate hereinafter described was, on the first day of August, A. D. 1944, sold in open court to JOHN B. NASH, Grantee herein, for the sum of Forty Five Thousand Seven Hundred Fifty Dollars ($45,750.00); and

WHEREAS, the Court afterwards and on the said first day of August, A. D. 1944, entered an order confirming the said sale to the said JOHN B. NASH and directing the undersigned Debtor to execute its deed conveying the said real estate to the said JOHN B. NASH or his nominee, and JOHN B. NASH has directed the deed to be made to JOHN B. NASH and GILBERTE A. NASH, his wife, in joint tenancy.

NOW, THEREFORE, WITNESSETH, the undersigned, A. O. FAY LODGE NO. 676, ANCIENT FREE AND ACCEPTED MASONS, an Illinois corporation, in consideration of Forty Five Thousand Seven Hundred Fifty Dollars ($45,750.00) paid by the said JOHN B. NASH, does hereby convey and quit-claim to said JOHN B. NASH and GILBERTE A. NASH, not in tenancy in common but in joint tenancy, all interest in the following described real estate situated in the County of Lake and State of Illinois, to-wit:

The Northwesterly 84.79 feet of that part of Lot Nine (9) lying southwesterly of the Northeasterly 50 feet of said Lot in Block Twenty-two (22) in Highland Park, Lake County, Illinois.

IN WITNESS WHEREOF, said A. O. FAY LODGE NO. 676, ANCIENT FREE AND ACCEPTED MASONS, an Illinois corporation, has caused its name to be signed to these presents by James L. Whitehouse, Worshipful Master, and by E. C. Ohrmund, its Secretary, the day and year first above written.

A. O. FAY LODGE NO. 676, ANCIENT FREE AND ACCEPTED MASONS,

By James L. Whitehouse
James L. Whitehouse, Worshipful Master.

ATTEST:
E. C. Ohrmund
E. C. Ohrmund, Secretary.

STATE OF ILLINOIS)
COUNTY OF L A K E) ss.

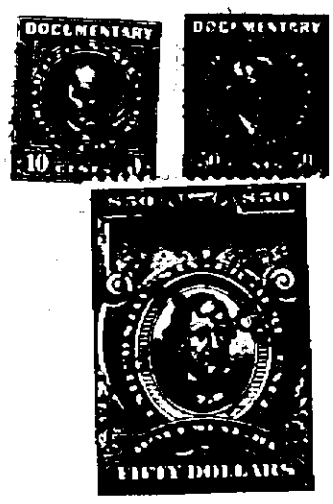
I, WALTER E. MEIERHOFF, a Notary Public in and for and

residing in said county and state aforesaid, do hereby certify that James L. Whitehouse, who is personally known to me to be the Worshipful Master of A. O. Fay Lodge No. 676, Ancient Free and Accepted Masons, an Illinois corporation, and E. C. Ohrmund, who is personally known to me to be the Secretary of the said Illinois corporation, and who are personally known to me to be the persons whose names are subscribed to the foregoing Instrument as such Worshipful Master and Secretary, respectively, appeared before me this day in person and acknowledged that they signed and delivered the said Instrument as their free and voluntary act as such Worshipful Master and Secretary on behalf of the A. O. Fay Lodge No. 676, Ancient Free and Accepted Masons, an Illinois corporation, for the uses and purposes therein set forth and were duly authorized so to do; and the said Secretary did then and there also acknowledge that he as custodian of the said corporate seal of the said Illinois corporation did affix the said corporate seal to the said Instrument as his own free and voluntary act and as the free and voluntary act of said Illinois Corporation for the uses and purposes therein set forth.

Given under my hand and notarial seal this 24th day of August, A. D. 1944.

Walter E. Meierhoff
Notary Public.

My Commission expires May 23, 1948.



50.60

State of Illinois) ss. No. 549570
Lake County)
Filed for record SEP 6 A. D.
1944 at 1:13 o'clock P M. and
duly recorded in Book 6[illegible]
of RECORDS Page [illegible]
Howard L. Scott
Recorder

R.S 50,60

WARRANTY DEED

MAIL TO:
Russell L. Engber
NAME
1893 Sheridan Road
ADDRESS
Highland Park, Illinois
CITY & STATE

JOINT TENANCY

RECORDER'S STAMP

THE GRANTOR Nema Whitehouse, a widow, not remarried

of the City of Highland Pk. 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 WARRANT to Max H. Segall and Frieda E. Segall, his wife
of the City of Highland Pk. County Lake State of Illinois
not in Tenancy in Common, but in JOINT TENANCY, the following described Real Estate situated in the County of Lake, in the State of Illinois, to wit:

All that part of Lot 22 in Block 5 of Ridgewood Park Subdivision in the City of Highland Park, being a Subdivision in the Southeast Quarter of Section 26, Township 43 North, Range 12, East of the Third Principal Meridian, according to the plat thereof recorded January 22, 1910, as Document 126919, in Book "H" of Plats, page 58, described as follows: Commencing at a point in the Southerly line of said lot 22, 150 feet Southwesterly from the Southeasterly corner thereof; thence Northwesterly parallel with the Easterly line of said Lot 22, 162.5 feet to the Easterly line of said Lot 22, 162.5 Feet to the Northerly line of said Lot 22; thence Southwesterly on the Northwesterly line of said Lot 22, 168.50 feet, more or less, to a point in the said Northwesterly line, 51.0 feet Northeasterly from the Southwesterly corner of said Lot 22 for a point of beginning of tract to be described; thence Southeasterly 63.9 feet to a point in the Southerly line of said Lot, 86.50 feet Northeasterly from the Southwesterly corner of said Lot 22; ** (Legal Description con't on reverse side)

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

REVENUE STAMPS HERE

DATED this eighth day of October 19 64

(Seal) Nema Whitehouse (Seal)
Nema Whitehouse

(Seal) (Seal)

NOTE: PLEASE TYPE OR PRINT NAME BELOW ALL SIGNATURES.

STATE OF ILLINOIS }
County of Lake } ss.

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

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 instruments 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 8th day of October, 19 64

Russell L. Engber
Notary Public

My commission expires , 19

IMPRESS SEAL HERE

ADDRESS OF PROPERTY

The above address is for statistical purposes only and is not a part of this deed.

Printed by Recorder for use in Lake County

WARRANTY DEED

JOINT TENANCY

FROM

TO

LAKE COUNTY, ILL.

RECORDER'S OFFICE

Return to:
Russell L. Engber
1893 Sheridan Road
Highland Park, Illinois

FRANK J. NUSTRA
Recorder

Rev. No. 2-1962

** (Continuation of Legal Description from reverse side)

Thence Southwesterly along said Southerly line of Lot 22, 8.50 feet to a point 78.0 Feet Northeasterly from the Southwesterly corner thereof; Thence Northwesterly 57.0 Feet to a point in the Northwesterly line of said Lot 22, 50.0 feet Northeasterly from the Southwesterly corner of said Lot 22; Thence Northeasterly along said Northwesterly line 1.0 foot to the point of beginning; all in Lake County, Illinois

1242081

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

OCT 13 1964 -9 00 AM

Frank J. Nustra
FRANK J. NUSTRA
RECORDER

GEORGE E. COLE®
LEGAL FORMS

No 810
September, 1975

(1) 434612

2108215

WARRANTY DEED

Joint Tenancy Illinois Statutory

(Individual to Individual)

(The Above Space For Recorder's Use Only)

THE GRANTOR S Max H. Segall and Frieda E. Segall, his wife

of the city of Highland Park County of Lake State of Illinois
for and in consideration of TEN and no/100 DOLLARS.
and other good and valuable consideration in hand paid.
CONVEY s and WARRANT s to Kirk D. Vogen and Pamela J. Vogen,
(NAMES AND ADDRESS OF GRANTEES)
315 C Hawthorn Place, Glencoe, 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:

Legal

Subject to: covenants, conditions and restrictions of record; private, public and utility easements and roads and highways, if any; general taxes for the year 1980 and subsequent years; taxes or assessments for improvements not yet completed.

Cancelled

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
APR 1 '81
DEPT. OF REVENUE
$51.50

51.50

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

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

DATED this 26 day of MARCH 1981

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

(Seal) Max H. Segall (Seal)
MAX H. SEGALL
(Seal) Frieda E. Segall (Seal)
FRIEDA E. SEGALL

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

IMPRESS NOTARIAL SEAL HERE

Given under my hand and official seal, this 9 day of April 1981

Commission expires August 21 1981

Matt Tyson
NOTARY PUBLIC

This instrument was prepared by MAX TYSON, One N. LaSalle St., Chicago, IL
(NAME AND ADDRESS)

MAIL TO: Skokie Fed Savings & Loan Assn
(Name)
4747 Kempster Street
(Address)
Skokie, IL 60076
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO. ____

CHICAGO TITLE INSURANCE

Grantees Tax
ADDRESS OF PROPERTY:
670 De Tamble
Highland Park, IL
THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED.
SEND SUBSEQUENT TAX BILLS TO:
(Name)
(Address)

AFFIX "RIDERS" OR REVENUE STAMPS HERE

DOCUMENT NUMBER

LEGIBILITY OF INSTRUMENT QUESTIONABLE

Frank J. Kuetra
RECORDER OF DEEDS

Warranty Deed

TO

SKOKIE FEDERAL SAVINGS & LOAN ASSOC.
[illegible] N. DEMPSTER STREET
SKOKIE, ILLINOIS 60076

GEORGE E. COLE®
LEGAL FORMS

2108215

RECORDER
LAKE COUNTY, ILLINOIS
1981 APR 10 PM 2:44
Frank J. Kuetra

Parcel 1:
All those parts of Lots 21 and 22 in Block 5 in Ridgewood Park Subdivision of part of the South East quarter of Section 26, Township 43 North, Range 12, East of the 3rd P. M., and Block 88 in City of Highland Park, described as follows: Beginning at a point in the South Easterly line of said Lot 21, said point being 160 feet South Westerly from the South Easterly corner thereof; thence North Westerly parallel with the Easterly line of said Lot 21, 104 feet; to the North Westerly line of said Lot 21; thence South Westerly in the North Westerly line of Lot 21, 46.7 feet; thence North Westerly 57 feet to a point in the North Westerly line of Lot 22 in the aforesaid Block 5, said point being 50 feet (chord measure) North Easterly from the South West corner of said Lot 22; thence South Westerly 50 feet (chord measure) to the South West corner of said Lot 22; thence South Easterly 162.45 feet to the place of beginning, all in the City of Highland Park, in Lake County, Illinois.

2108215

PARCEL 2:
All that part of Lot 22 in Block 5 of Ridgewood Park Subdivision in the City of Highland Park, being a Subdivision in the Southeast Quarter of Section 26, Township 43 North, Range 12, East of the Third Principal Meridian, according to the plat thereof recorded January 22, 1910, as Document 126919, in Book "H" of Plats, page 58, described as follows: Commencing at a point in the Southerly line of said lot 22, 150 feet Southwesterly from the Southeasterly corner thereof; thence Northwesterly parallel with the Easterly line of said Lot 22, 162.5 feet to the [redacted] Northerly line of said Lot 22; thence Southwesterly on the Northwesterly line of said Lot 22, 168.50 feet, more or less, to a point in the said Northwesterly line, 51.0 feet Northeasterly from the Southwesterly corner of said Lot 22 for a point of beginning of tract to be described; thence Southeasterly 63.9 feet to a point in the Southerly line of said Lot, 86.50 feet Northeasterly from the Southwesterly corner of said Lot 22;

Thence Southwesterly along said Southerly line of Lot 22, 8.50 feet to a point 78.0 Feet Northeasterly from the Southwesterly corner thereof; Thence Northwesterly 57.0 Feet to a point in the Northwesterly line of said Lot 22, 50.0 feet Northeasterly from the Southwesterly corner of said Lot 22; Thence Northeasterly along said Northwesterly line 1.0 foot to the point of beginning; all in Lake County, Illinois

GP/

MAIL TO:
WAYNE S. SHAPIRO
NAME
29 S. LaSALLE ST. #640
ADDRESS
CHICAGO, IL 60603
CITY & STATE

WARRANTY DEED

JOINT TENANCY

2397481

THE GRANTOR Kirk D. Vogen and Pamela J. Vogen, his wife

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

CONVEY and WARRANT to Kenneth E. Kotula and Marcia L. Kotula, his wife

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

Parcel 1:

All those parts of Lots 21 and 22 in Block 5 in Ridgewood Park Subdivision of part of the South East quarter of Section 26, Township 43 North, Range 12, East of the Third Principal Meridian, and Block 88 in City of Highland Park, described as follows: Beginning at a point in the South Easterly line of said Lot 21, said point being 160 feet South Westerly from the South Easterly corner thereof; thence North Westerly parallel with the Easterly line of said Lot 21, 104 feet; to the North Westerly line of said Lot 21; thence South Westerly in the North Westerly line of Lot 21, 46.7 feet; thence North Westerly 57 feet to a point in the North Westerly line of Lot 22 in the aforesaid Block 5, said point being 50 feet (chord measure) North Easterly from the South West corner of said Lot 22; thence South Westerly 50 feet (chord measure) to the South West corner of said Lot 22; thence South Easterly 162.45 feet to the place of beginning, all in the City of Highland Park, in Lake County, Illinois.

Permanent Index Nos. 1626406008 and 1626406009

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

Subject to covenants, conditions and restrictions of record; public and utility easements and roads and highways, if any; general taxes for the year 1985 and subsequent years.

DATED this 30th day of October 19 85

(Seal) Kirk D. Vogen (Seal)
Kirk D. Vogen

(Seal) Pamela J. Vogen (Seal)
Pamela J. Vogen

NOTE: PLEASE TYPE OR PRINT NAME BELOW ALL SIGNATURES.

LAKE COUNTY - ILLINOIS TRANSFER STAMP

Kenneth E. Kotula Name of Grantee	678 Roger William, Highland Park Address	60035 Zip
Same as above Name of Taxpayer	670 DeTamble, Highland Park Address	60035 Zip
David S. Fullerton Name of Person Preparing Deed	3340 Dundee Rd., Northbrook, IL Address	60062 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)

Law Bulletin PAID

3

Parcel 1:

All those parts of Lots 21 and 22 in Block 5 in Ridgewood Park Subdivision of part of the South East quarter of Section 26, Township 43 North, Range 12, East of the Third Principal Meridian, and Block 88 in City of Highland Park, described as follows: Beginning at a point in the South Easterly line of said Lot 21, said point being 160 feet South Westerly from the South Easterly corner thereof; thence North Westerly parallel with the Easterly line of said Lot 21, 104 feet; to the North Westerly line of said Lot 21; thence South Westerly in the North Westerly line of Lot 21, 46.7 feet; thence North Westerly 57 feet to a point in the North Westerly line of Lot 22 in the aforesaid Block 5, said point being 50 feet (chord measure) North Easterly from the South West corner of said Lot 22; thence South Westerly 50 feet (chord measure) to the South West corner of said Lot 22; thence South Easterly 162.45 feet to the place of beginning, all in the City of Highland Park, in Lake County, Illinois.

Parcel 2

2397481

All that part of Lot 22 in Block 5 of Ridgewood Park Subdivision in the City of Highland Park, being a Subdivision in the Southeast Quarter of Section 26, Township 43 North, Range 12, East of the Third Principal Meridian, according to the plat thereof recorded January 22, 1910, as Document 126919, in Book "H" of Plats, page 58, described as follows: Commencing at a point in the Southerly line of said Lot 22, 150 feet Southwesterly from the Southeasterly corner thereof; thence Northwesterly parallel with the Easterly line of said Lot 22, 162.5 feet to the Easterly line of said Lot 22; 162.5 feet to the Northerly line of said Lot 22; thence Southwesterly on the Northwesterly line of said Lot 22, 168.50 feet, more or less, to a point in the said Northwesterly line, 51.0 feet Northeasterly from the Southwesterly corner of said Lot 22 for a point of beginning of tract to be described; thence Southeasterly 63.9 feet to a point in the Southerly line of said Lot, 86.50 feet Northeasterly from the Southwesterly corner of said Lot 22; Thence Southwesterly along said Southerly line of Lot 22, 8.50 feet to a point 78.0 feet Northeasterly from the Southwesterly corner thereof; thence Northwesterly 57.0 feet to a point in the Northwesterly line of said Lot 22, 50.0 feet Northeasterly from the Southwesterly corner of said Lot 22; thence Northeasterly along said Northwesterly line 1.0 foot to the point of beginning; all in Lake County, Illinois.

STATE OF ILLINOIS
County of Lake } ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Kirk D. Vogen and Pamela J. Vogen, his wife,

personally known to me to be the same persons whose names they 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 30th day of October, 1985.

(Impress Seal Here)

Notary Public

Commission Expires 3-22-86

LAKE CO. IND. 043
075355

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
NOV-6'85 DEPT. OF REVENUE
RB.19691 $72.50

COUNTY OF LAKE
REAL ESTATE TRANSFER TAX
PAID IN THE SAME AMOUNT
AS THE STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX.

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

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

Dated this _____ day of _____ 19____.

Signature of Buyer-Seller or their Representative

2397481

RECORDER
LAKE COUNTY, ILLINOIS
1985 NOV -6 AM 11: 30

RECORDER'S STAMP

Printed by Recorder for use in Lake County, Illinois

FRANK J. NUSTRA
Recorder

TO

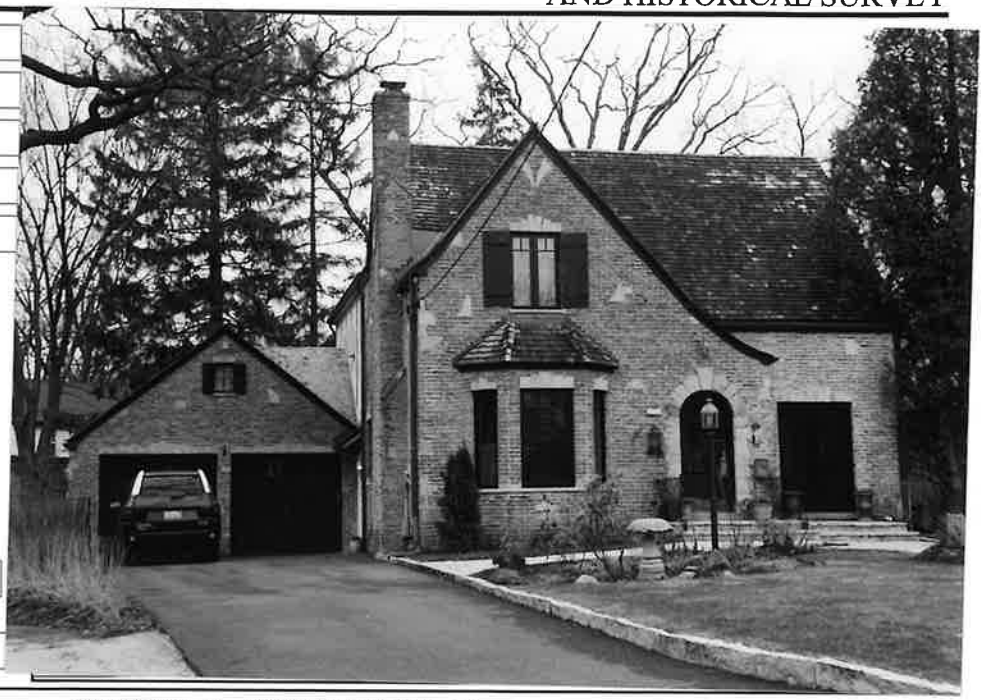
FROM

WARRANTY DEED
JOINT TENANCY

City of HIGHLAND PARK

ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY

STREET #	670
DIRECTION	W
STREET	DE TAMBLE
STREET TYPE	AVE
PIN	1626406060
LOCAL SIGNIFICANCE RATING	C
POTENTIAL IND NR? (Y or N)	N
CRITERIA	
Contributing to a NR DISTRICT?	C
Contributing secondary structure?	-
Listed on existing SURVEY?	



GENERAL INFORMATION

CATEGORY	building	CURRENT FUNCTION	Domestic - single dwelling
CONDITION	good	HISTORIC FUNCTION	Domestic - single dwelling
INTEGRITY	minor alterations	REASON for SIGNFICANCE	
SECONDARY STRUCTURE			
SECONDARY STRUCTURE			

ARCHITECTURAL DESCRIPTION

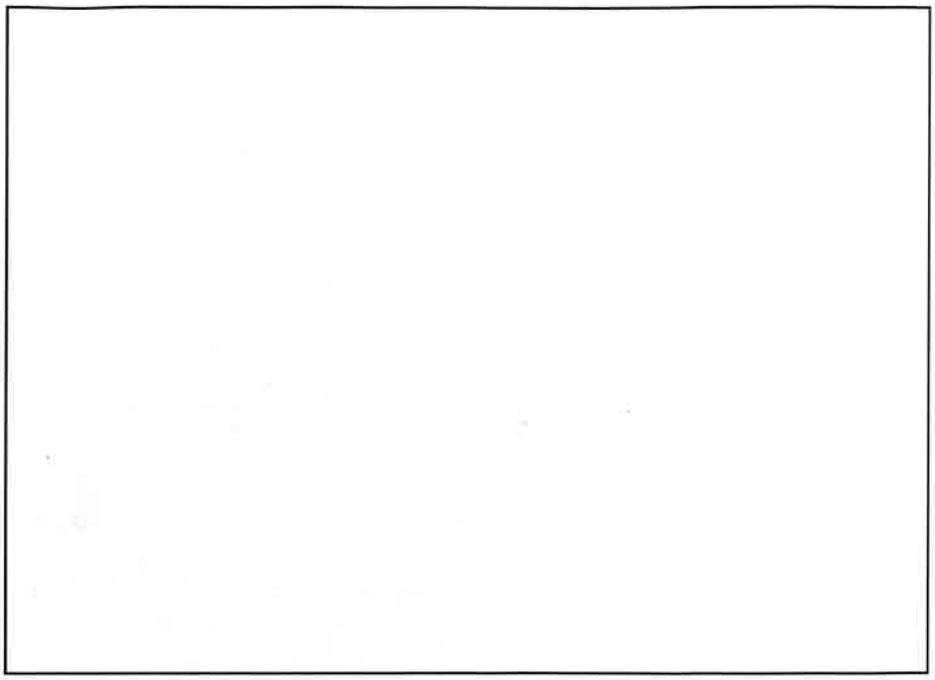
ARCHITECTURAL CLASSIFICATION	Tudor Revival	PLAN	irregular
DETAILS		NO OF STORIES	1.5
DATE of construction	1928	ROOF TYPE	Side gable
OTHER YEAR		ROOF MATERIAL	Wood -shingle
DATESOURCE	building permit	FOUNDATION	Not visible
WALL MATERIAL (current)	Brick	PORCH	
WALL MATERIAL 2 (current)		WINDOW MATERIAL	Wood
WALL MATERIAL (original)	Brick	WINDOW MATERIAL	
WALL MATERIAL 2 (original)		WINDOW TYPE	casement
		WINDOW CONFIG	3 light

SIGNIFICANT FEATURES: See continuation sheet.

ALTERATIONS: paired glass doors on west (right) side of front façade (brick surrounding the opening doesn't match); historic brick veneer attached garage addition (permit #1798--1928)

HISTORIC INFORMATION

HISTORIC NAME	Vetter, Arthur House
COMMON NAME	
PERMIT NO	1649
COST	7500
ARCHITECT	
ARCHITECT2	
BUILDER	
ARCHITECT SOURCE	



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

PHOTO INFORMATION

ROLL1	27
FRAMES1	9
ROLL2	
FRAMES2	
ROLL3	
FRAMES3	
DIGITAL PHOTO ID	K:\Historic Preservation\SU

SURVEY INFORMATION

PREPARER	Lara Ramsey
PREPARER ORGANIZATION	Granacki Historic Consultants
SURVEYDATE	3/18/2005
SURVEYAREA	Bob-o-link

670 DE TAMBLE

City of HIGHLAND PARK

ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY
CONTINUATION SHEET

STREET # 670

STREET DE TAMBLE AVE.

ADDITIONAL PHOTOS OR INFORMATION

Significant Features

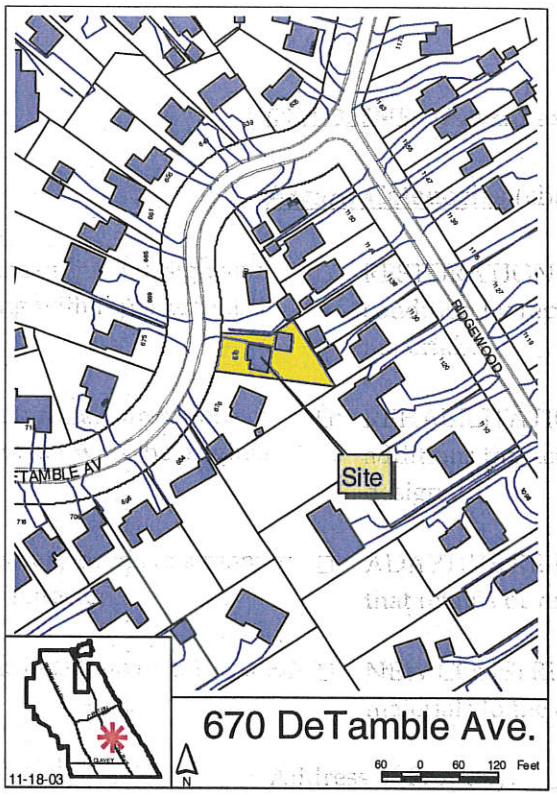
steeply pitched side gable roof; 1.5 story front bay with asymmetrical front gable roof; three sided window bay on first floor of front bay; round arch entry at end of front gable bay with stone surround and original wood door; historic 3-light geometric windows with flat stone lintels

670 DeTamble

Owner(s): Kenneth Kotula
Built: 1928
Original Architect: Unknown
Project Architect: Lou Natenshon
Contactor: Illinois Quality Builders

Nomination Category: Rehabilitation

Brief Description: Two story addition to rear of house



NOMINATION FORM

DEADLINE: November 3, 2003

Award Categories (check one):

- ☐ RESTORATION - Returning of a structure or a significant part of it to the original design and condition by repairing or by matching the original architectural detailing with replacement materials.
- ☒ REHABILITATION - Renovating a structure to a functioning condition through alterations or additions that are compatible in materials, scale, color, texture 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 its original design character.
- ☐ NEW CONSTRUCTION - Creating new structures that are sympathetic in character, scale, and/or materials to the existing neighborhood fabric.

Address of Property: _____ Year Built: _____ Year Purchased: _____

Owner(s): Mikan Kenneth ~~Kotula~~ Kotula

Address: 670 Delane Telephone: 433-6239

Nominated By: L. Waterska Telephone: _____

(Anyone may submit a nomination)

PROJECT DESCRIPTION Year Started: 2002 Year Completed: 2003

2-story addition to rear of House
new family room & Kitchen, Powder room
2nd floor Master Suite

(please include before and after photos and drawings if available)

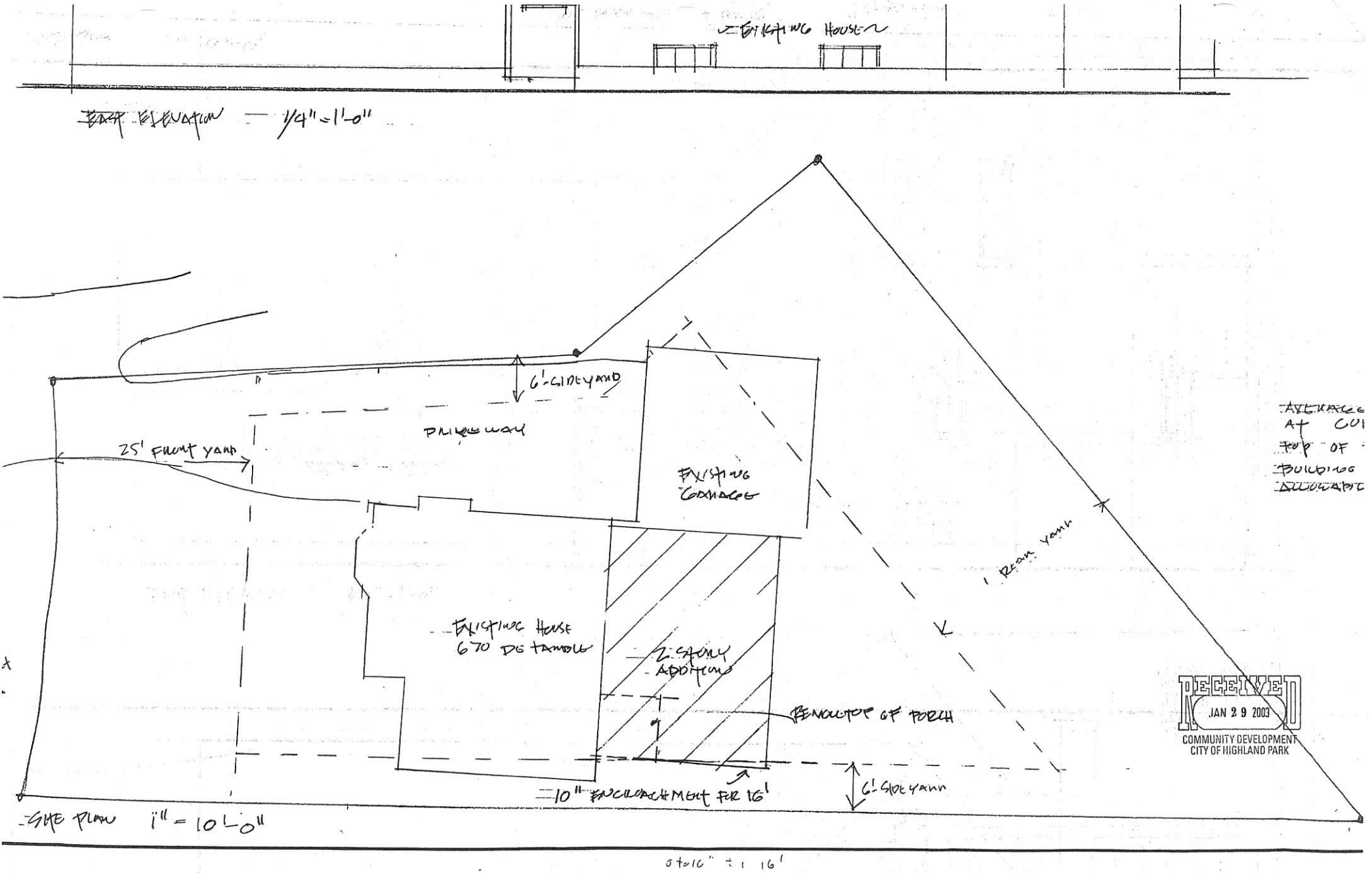
Architect (name and address): L. Waterska

Contractor (name and address): Illinois - Quality Builders

Nominations must be supported with adequate project descriptions/photos.

Send all entries to:

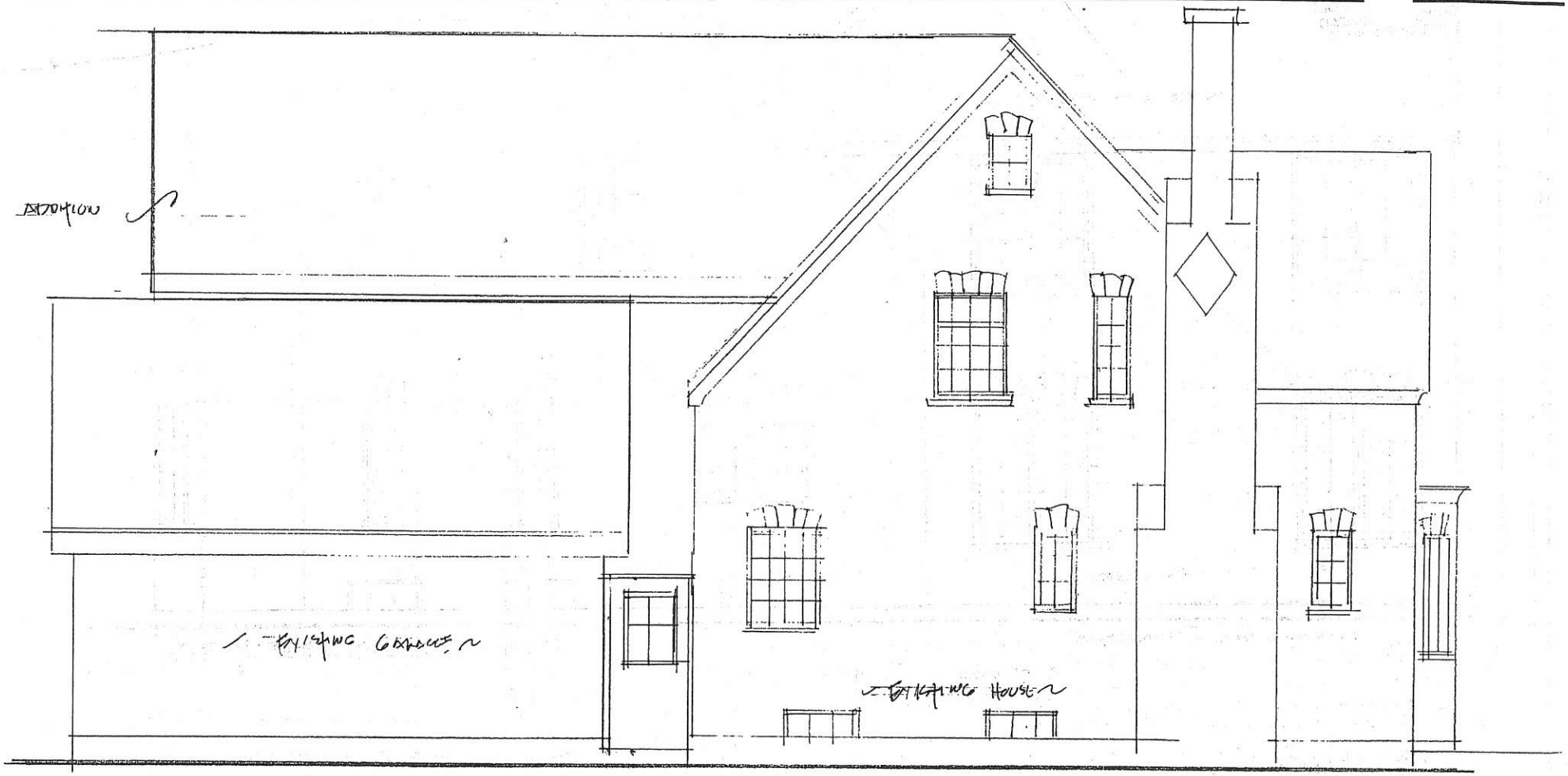
Larry Shure, City of Highland Park, Historic Preservation Commission,
1150 Half Day Road., Highland Park, IL 60035



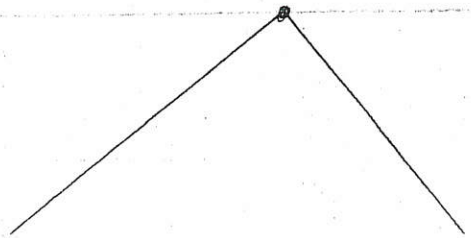
~~EAST~~ ELEVATION — 1/4" = 1'-0"

SITE PLAN 1" = 10'-0"

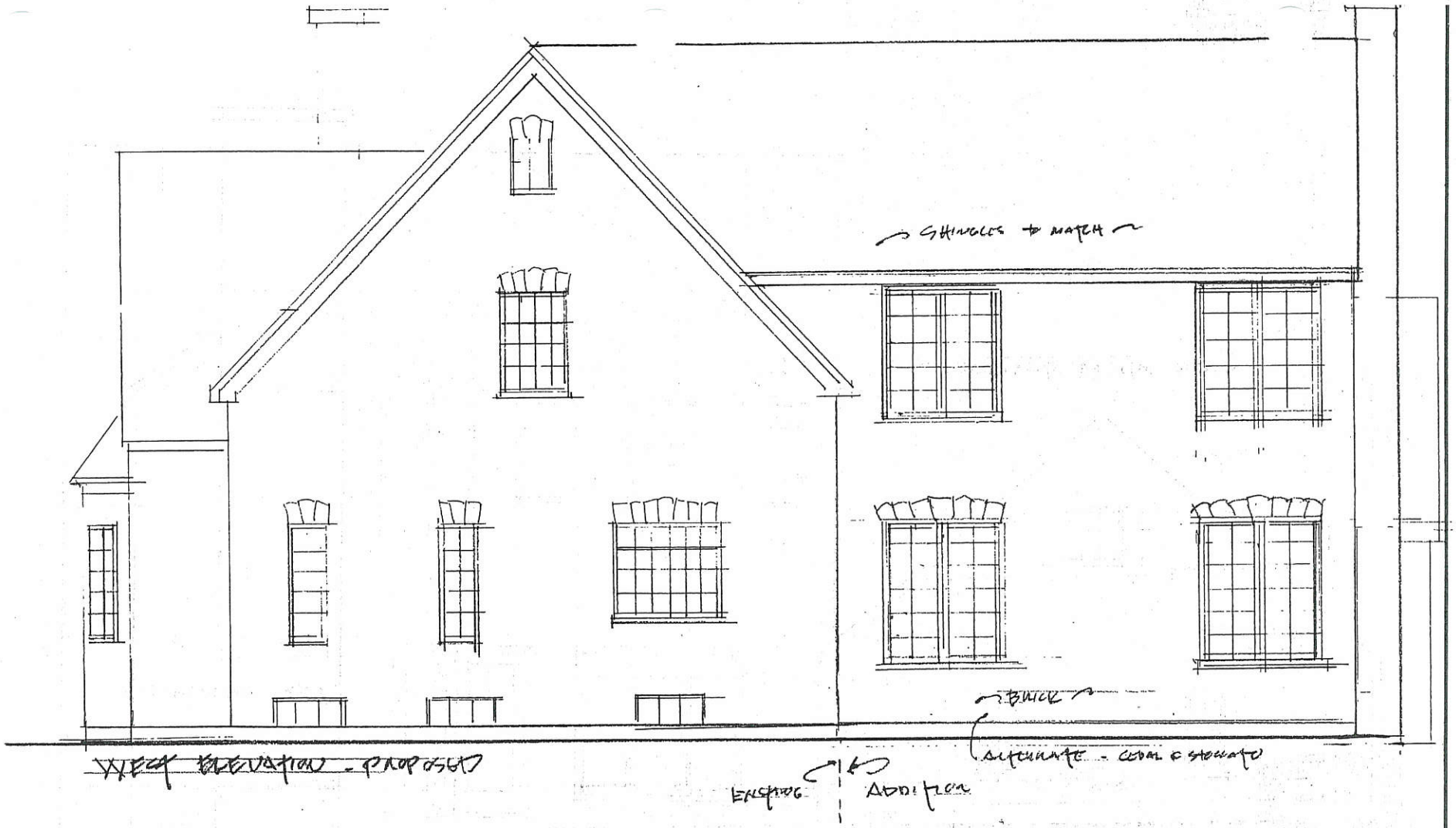
0 to 10" = 16'



BACK ELEVATION — 1/4"=1'-0"



RECEIVED
JAN 29 2003
COMMUNITY DEVELOPMENT
CITY OF HIGHLAND PARK



WEST ELEVATION - PROPOSED

RECEIVED
JAN 29 2003
COMMUNITY DEVELOPMENT
CITY OF HIGHLAND PARK

REAR ELEVATION PROPOSED (SOUTH)

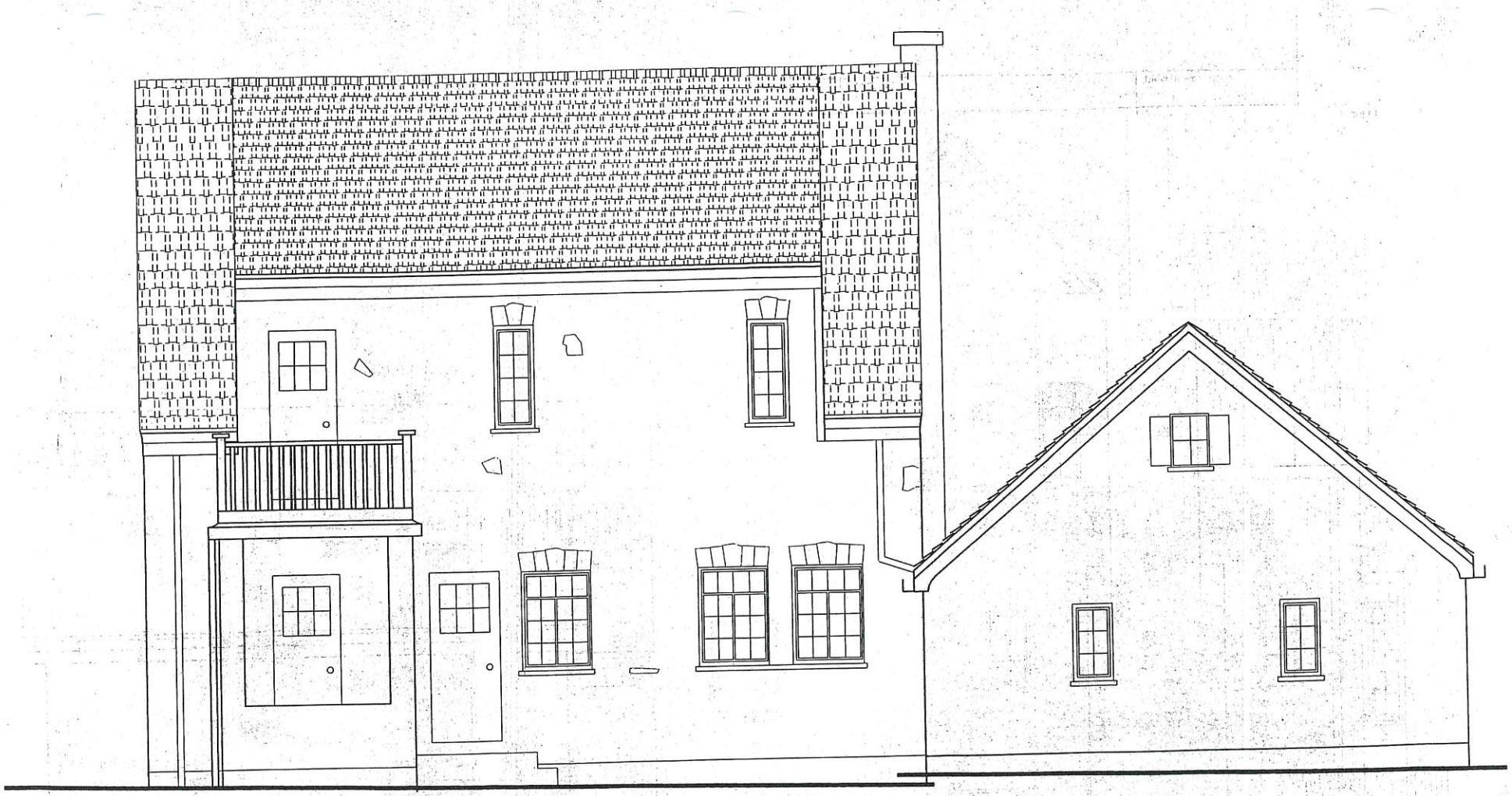
RECEIVED
JAN 29 2003
COMMUNITY DEVELOPMENT
CITY OF HIGHLAND PARK

RECEIVED
JAN 29 2003
COMMUNITY DEVELOPMENT
CITY OF HIGHLAND PARK

4 EXISTING WEST ELEVATION
SCALE: 1/4" = 1'-0"

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

RECEIVED
JAN 29 2003
COMMUNITY DEVELOPMENT
CITY OF HIGHLAND PARK



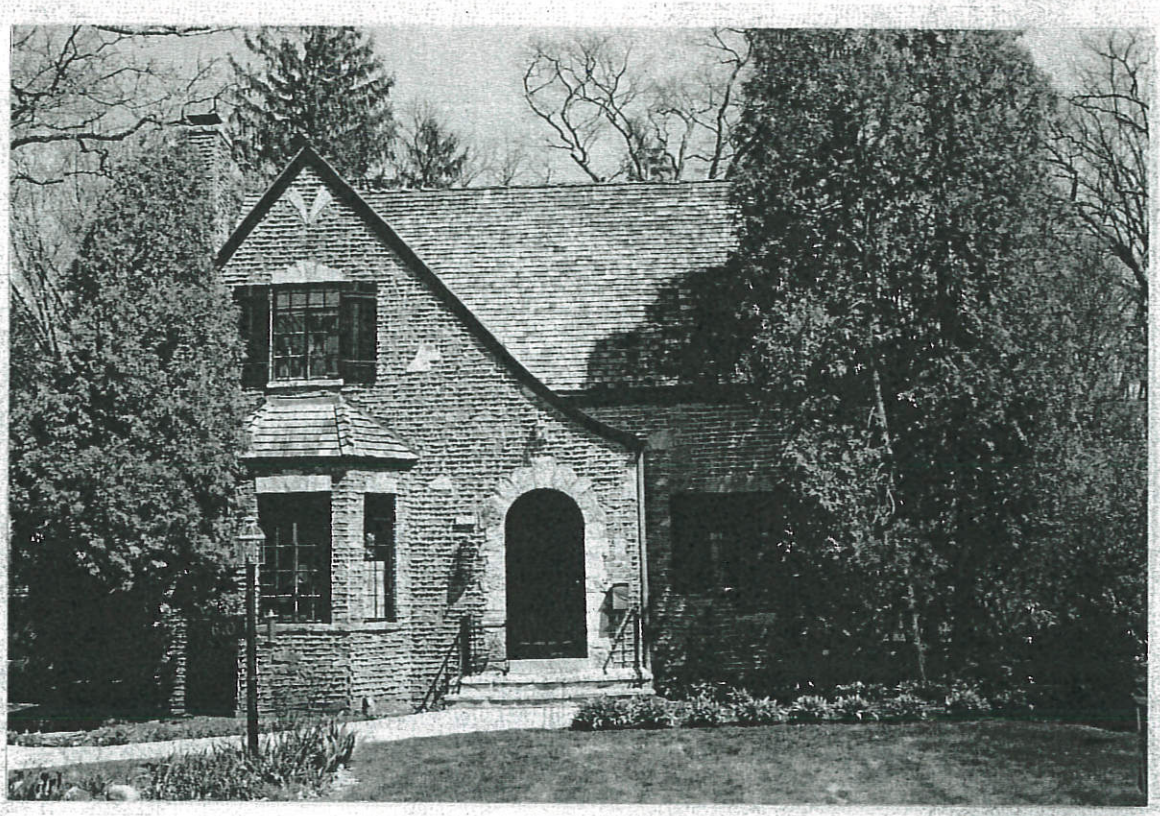
2 EXISTING SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

REV	DWG NO.	DRAWN BY

RECEIVED
JAN 29 2003
COMMUNITY DEVELOPMENT
CITY OF HIGHLAND PARK

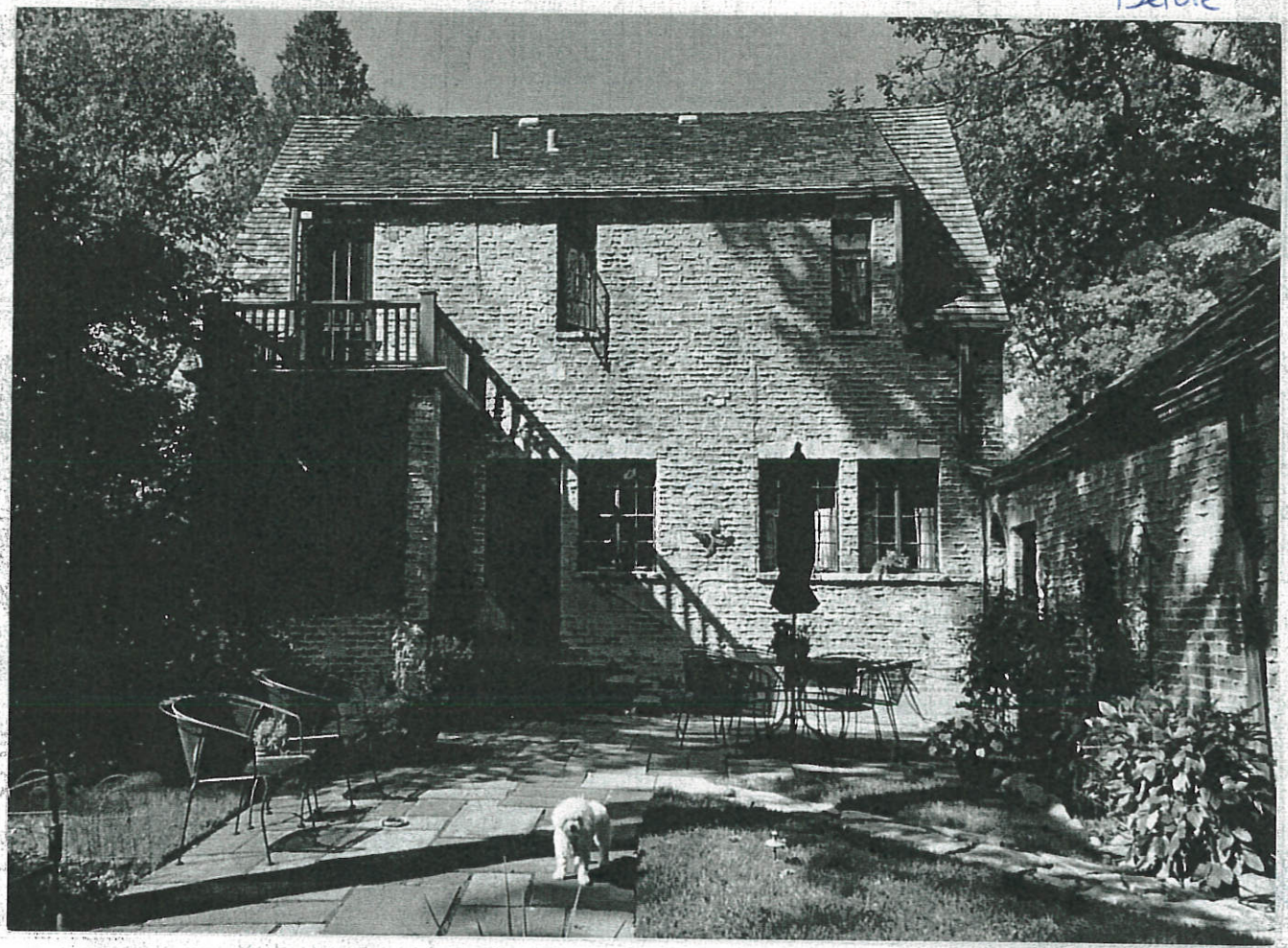
SHEET OF

EXISTING EAST ELEVATION

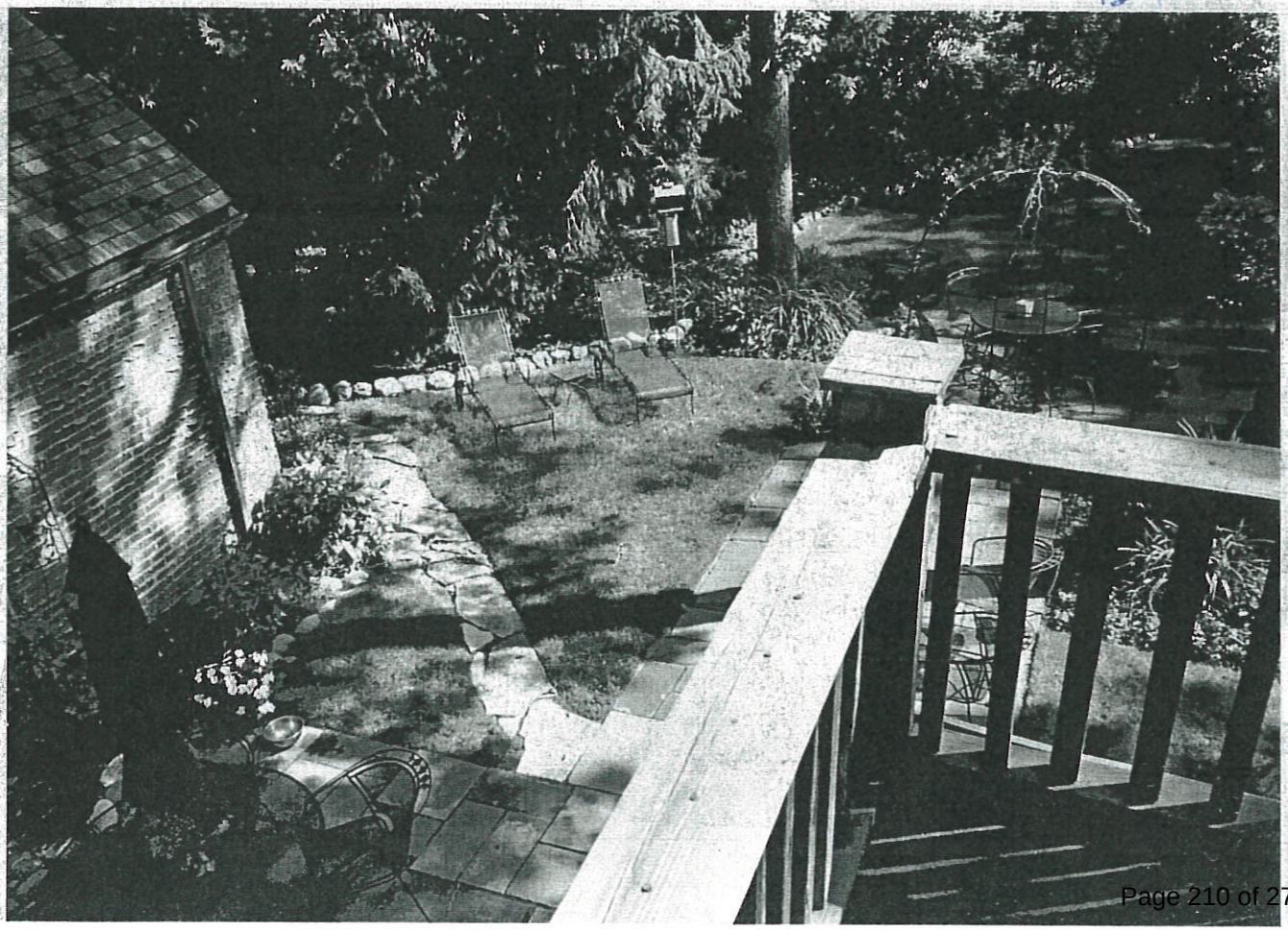


Before

Before



Before



OK, everything is Before

December 4, 2003

Kenneth Kotula
670 DeTamble
Highland Park, IL 60035

Re: Fourteenth Annual Preservation Awards

Dear Kenneth Kotula,

Congratulations! Your property at **670 DeTamble** has been nominated by Lou Natenshon to be considered for a Preservation Award in the category of: Rehabilitation

This awards program was established by the Highland Park Historic Preservation Commission to publicly recognize the time and effort that Highland Park citizens have put into the preservation and maintenance of their properties. Award categories for the Preservation Awards include properties that exemplify rehabilitation, restoration, adaptive re-use, and historically sensitive new construction.

Below is the information submitted to us:

Architect	Lou Natenshon
Contractor	Illinois Quality Builders
Brief Description	Two story addition to rear of house

If you choose to accept this nomination three judges with expertise in the field of architecture and historic preservation will view the nominated homes ***Saturday, January 10th, 2004***. If you would like to provide the judges with any architectural plans or photos please contact Larry Shure at the Department of Community Development at 926-1853. Likewise, if you'd prefer not to accept the nomination at this time please let us know.

Details will follow as plans for the Preservation Awards are finalized.

Sincerely,

Michael Behn,
Chairman of the Historic Preservation Commission

PRESS RELEASE
CITY OF HIGHLAND PARK, IL

1707 St. Johns Avenue; Highland Park, IL 60035

FOR IMMEDIATE RELEASE **DATE: January 20, 2004**

From: Larry Shure, Planner I (847) 432-0867
Staff Liaison to the Historic Preservation Commission

Highland Park Preservation Award Winners Announced

The Highland Park Historic Preservation Commission is pleased to announce the recipients of the Fourteenth Annual Highland Park Preservation Awards. This awards program was established to publicly recognize the time and effort that Highland Park citizens have put into the preservation and maintenance of their properties. Highland Park residents were encouraged to nominate properties that they believe are architectural treasures of the city. This year, several properties were nominated in the category of rehabilitation.

In January a jury of professionals in the fields of architecture and preservation toured the nominated properties and selected four winners and two honorable mentions. This year's distinguished jury was comprised of Vince Michael, Director of the Historic Preservation Program at The School of the Art Institute of Chicago, Bill Tyre of the Society of Architectural Historians, and Chip Hackley of Hackley/Lang Architects in Kenilworth.

The winners of the Fourteenth Annual Highland Park Preservation Awards are:

REHABILITATION

24 Scott Loop
Cohn Residence
Architect: Guedtner & Melichar, Archts.

1251 St. Johns Avenue
Kelm Residence

670 DeTamble
Kotula Residence
Architect: Louis Natenshon.

251 Oakland
Muntean Residence
Architect: Louis Natenshon

Honorable Mentions for Rehabilitation

1199 Lincoln
Lavin Residence
Architect: Louis Natenshon

658 Central Avenue
Cheeky Storefront
Architect: G. Allen Brin

Mayor Michael Belsky and the Historic Preservation Commission will honor this year's recipients at an awards ceremony, at ***7:30 p.m. on Tuesday, February 10th at the Highland Park Community House at 1991 Sheridan Road***. Recipients of the Preservation Award will receive a framed certificate that recognizes their outstanding achievements. The Historical Society will also present their own awards for the hosts of their 2003 Annual House Tour. The Historic Preservation Commission congratulates this year's winners!

For further information, contact Larry Shure at the City of Highland Park, 432-0867.

Brick ✓ Stone ✓ Stucco Frame Shingle Combination

Type Architecture Year Built 1928

No. Rooms 3 Bedrooms Sleeping Porch

No. Baths 1 Showers ✓ Lavatories

Heat Gas Ha Looply.

Garage: Attached Detached Heated No. Cars 2 Kind

Distance to Transportation Bus room in Basement

Will You Rent Property ✓ Furnished Unfurnished

Is Your Property For Rent Only Rental $5

Any information not covered by this information card kindly supplement by letter.

Filing of this information card does not obligate you in any way, unless a sale or lease is negotiated through our Services.

Date ~~7-29-33~~ 2-10-36 Price ~~$11,900~~

ANN MORELAND REAL ESTATE

663 VERNON AVENUE

GLENCOE, ILLINOIS PHONE GLENCOE 305

Name Vetter, A. E.

Residence Address 556 De Tamble H.P. Phone 2222

Business Address Phone

Location of Property 556 De Tamble

Lot Size 50 x 162 Exposure Inside or Corner

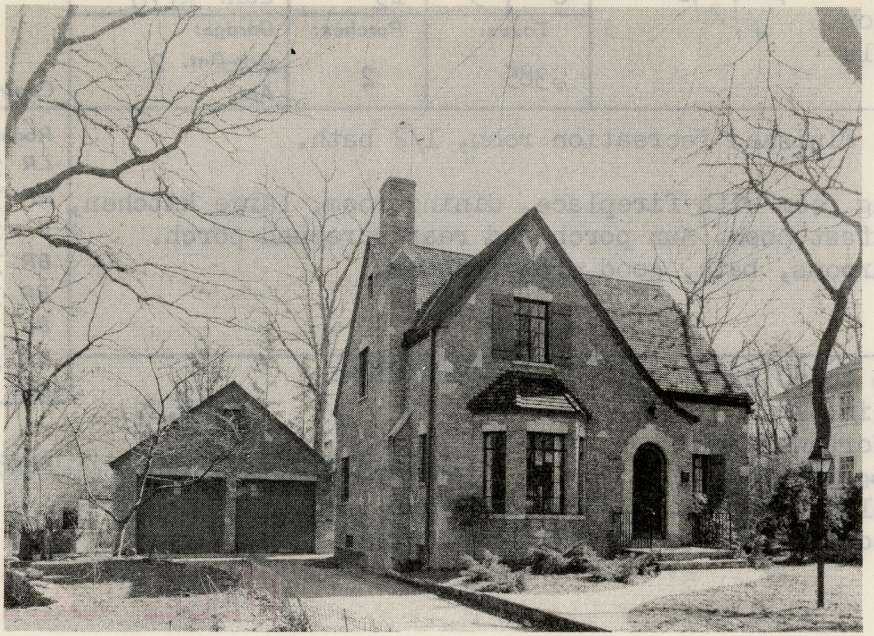
Terms Cash 4900

ENCUMBRANCE:

1st $ 7000 Held by 6% Due 1938

2nd $ Held by Due

Address 556 De Tamble File



C-4069

Code

Faces: N

Address: 670 De Tamble
City: HIGHLAND PARK
Constr: Brick
Style: English Tudor
Roof: Cedar Shingle
Built: 1930

Sold 4/2/57

Lot Size: approx. 50x180x100

Rms.	Bed.	Baths:	Heat: Gas
6	3	1½	Cost: $170

Taxes:	Porches:	Garage:
$385	2	~~Att.~~ Det. 2

Apt.

$ 28,500.00

Contract:

Open House 3/19/57

Listing Date 3/9/57

03117

Title Form:

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

Basmt: Full. Finished recreation room, 1/2 bath.

1st Living room with fireplace, dining room, large kitchen, breakfast nook. Sun porch and rear screened porch.

2nd 3 Bedrooms, bath, good closet space.

3rd

Room Sizes:

LR	22 x 13
DR	10 x 12
K	20 x 10
BR	18 x 11
BR	12 x 12
BR	11 x 12
BR	Sun room-
Den	8 x 10

Possession: 30 to 60 days

Reason for Sale:

School: Grade: Lincoln JHS: HS: H.P.

Transp: RR. Northwestern Bus: Other:

Mortgage: Existing $10,760 Available: F.F. Chgo. 19,000 - 5½% - 20 yrs 3/26/57

Remarks: Panelled kitchen. Hard wood floors, screened porch. Wired 220, plastered walls over wired lath.

FILE COPY

Owner: Daniel A. Vetter Bus. Phone: Res. Phone:

Listing Office The HOMEFINDERS, Inc. - North Phone: ID2-1834

Sales Person: Selma Peck & Mary Wiernasz Home Phone: ID2-5771 ID3-0079

Evanston North Shore Board of Realtors Listing Form

CITY OF HIGHLAND PARK
HISTORIC PRESERVATION COMMISSION

RESOLUTION NO.

A RESOLUTION MAKING A PRELIMINARY LANDMARK DESIGNATION RECOMMENDATION FOR 670 DE TAMBLE AVENUE

WHEREAS, on January 23, 2026, pursuant to Section 24.025(A) of "The Highland Park Code of 1968," as amended (***"City Code"***), Kenneth and Marcia Kotula (collectively known as the ***"Owner"***), the record title owners of that certain real property located at the address commonly known as 670 De Tamble Avenue in Highland Park, Illinois (***"Property"***), submitted a written nomination to designate the Property as a landmark; and

WHEREAS, pursuant to Section 24.025(B)(1) of the City Code, a public meeting of the Commission to consider preliminary landmark designation of the Structure was held on March 12, 2026 notice of which meeting was delivered on February 17, 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 was built in the Tudor Style, and includes many of the architectural features of that style; and

WHEREAS, the Property was the birthplace and childhood home of notable person Councilmember Daniel Vetter who contributed to the development of the City; and

WHEREAS, the Property exhibits elements of fine design, detailing, materials and craftsmanship that render it architecturally significant; and

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

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

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

SECTION TWO: PRELIMINARY LANDMARK DESIGNATION. In accordance with, and pursuant to, Section 24.025(B)(2) of the City Code, the Commission hereby: (a) finds that the Structure satisfies the criteria for landmark designation set forth in Sections

24.015(1), 24.015(3), 24.015(4), 24.015(4) and 24.015(6) of the City Code; and (b) determines that the Structure has sufficient integrity of location, design, materials and workmanship to make it worthy of preservation. Pursuant to such finding and determination and Section 24.025(B)(2) of the City Code, the Commission hereby makes a preliminary recommendation to designate the Structure as a landmark.

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

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

AYES:

NAYS:

ABSENT:

PASSED:

APPROVED: March 12, 2026

RESOLUTION NO.

_____
Erica Weeder, Chairperson

ATTEST:

_____
Maddy Markle, Commission Secretary

DRAFT

City of Highland Park

Memorandum

Date: March 12, 2026

To: Historic Preservation Commission

From: Maddy Markle, Planner I

Subject: Preliminary Landmark Designation – 273 Sheridan Rd

Location	273 Sheridan Road
Historical Name	Marshall L. Johnson House
Historical Status	"Significant" 2003 Braeside Survey
Structure	Style: French Eclectic Architect: Unknown Landscape Architect: Marshall Johnson Builder: Unknown Built: c. 1935
Petitioners	Kimberly and Barry Schliesmann 273 Sheridan Road, Highland Park

Figure 1. *Exterior Façade, 2025. Courtesy Connie Dornan.*

Summary of the Nomination

Kimberly and Barry Schliesmann have nominated their property at 273 Sheridan Rd for a Local Landmark Designation (*see* ***Attachment A***). They believe their property is worthy of such a designation because of its unique architectural details and associations with landscape architect Marshall Liston Johnson.

The property is rated "Significant" in the 2003 Braeside Architectural Survey (*see* ***Attachment B***). This is the highest rating a structure can receive, and indicates that it should be considered for a Local Landmark Designation. The property is also featured in 1973 Illinois Historic Structures (IHS)

Survey, and was given an "Outstanding" rating (*see **Attachment C***). For HPC review purposes, Staff does not regularly refer to the 1973 IHS Survey or other State surveys. However, Staff referenced the IHS Survey to emphasize the historic nature of this home and add further credibility to its landmark nomination analysis.

Marshall Liston Johnson

Marshall Liston Johnson was a landscape architect who resided and worked in Highland Park. He is most well-known as Jen Jensen's son-in-law, office manager, and successor.

Figure 2. *Marshall Johnson*

Johnson was born in Saint Paul, Minnesota in 1892. He graduated from Cornell University in 1915. In 1917, he was drafted in WWI and was stationed in France. He was awarded the Croix de Guerre, a prestigious French Military award, for capturing German soldiers. He began working for Jensen in 1919 upon his return from France.

In 1935, Johnson would take over Jensen's practice and continue his work following Jensen's move from Highland Park to Ellison Bay, Wisconsin. He worked on projects such as Highland Park's Rosewood Park and Gardner's Memorial, as well as Chicago's Columbus Park. He had longstanding relationship with the Ford Company and designed the Ford Greenfield Village and Dearborn Inn landscapes. In 1933, Johnson designed the Ford Pavilion landscape for the 1933 Chicago World's Fair.[1]

In his free time, Johnson was one of the City's most enthusiastic tree advocates. Johnson served as member of the Highland Park Men's Garden Club and the Highland Park Park's District. Deeds show that Johnson was the Parks District President in 1957 (*see **Attachment D***). A 1940 newspaper chronicles Johnson's effort, as a member of the Men's Garden Club, to plant 1500 trees for Arbor Day (*see **Attachment E***). As part of his 1945 run for Park's District Board, Johnson took out a large newspaper ad asking for the end of *"ruthless tree slaughter"* (*see **Attachment F***).

Johnson is recorded as residing at 273 Sheridan Rd (formerly 2141 Oak Knoll Terrace) as early as 1940 in census records (*see **Attachment G***). The landscape design and architecture of 273 Sheridan Rd. suggests that Johnson was the original owner of the property and was personally involved in both the landscape design and architecture. Johnson resided at the property up until 1966, a year before his death.

Architectural Style

The residential structure at 273 Sheridan Rd is a two-story single-family dwelling with an asymmetrical façade and multi-gable roof. There are three hipped dormers within the front-façade's side gable. The main structure is clad in a light-colored masonry veneer. A front-gabled projection

[1] *Marshall Liston Johnson | TCLF*. (n.d.). https://www.tclf.org/pioneer/marshall-liston-johnson

located on the northern side of the exterior façade features an expanse of metal-framed windows as well as diamond brickwork in the front gable.

The main massing has a recessed entry with curved walls. To the right of the entry there are three metal casement windows with stone tabbing over the window heads. The windows have rough-edged stone sills.

The south façade features an integrated two-car garage bordered by five-point arches. Over the garage there is a recessed window. The recessed window features a curved masonry detail that matches the front entryway. The gable itself is clad in a rough horizontal board with a zig-zag trim. Existing photos of the structure have been compiled into ***Attachment H***.

French Eclectic

The 2003 Braeside Survey labels the structure at 273 Sheridan Rd as Tudor Style, but Staff believes that French Eclectic is the more appropriate categorization.

The French Eclectic Style was most common in Highland Park between 1920 and 1940 following the return of soldiers from France after WWI. The style, which is related to other historical styles such as Colonial Revival and Tudor Revival, sought to mimic the designs of Medieval and Renaissance France. French Eclectic homes can either be formalized or resemble irregular farmhouses.[2]

Figure 3. *Apremont, France, 1909*

The style is characterized by a hipped or steeply pitched gable roof, light colors, casement windows, hipped dormers, and prominent side chimneys. The residence at 273 Sheridan Rd exhibits these characteristics.

273 Sheridan Road's prominent gables, light masonry, casement windows, hipped dormers, and large chimney resemble the vernacular dwellings in Apremont, France, where Johnson was stationed during WWI (*see* ***Attachment I***). The homes in Apremont are modest rectangular dwellings with light masonry and high pitched gable roofs and hipped gable dormers, depicted in ***Figure 3***. Staff determined that it's likely Johnson's experience in France informed the design of 273 Sheridan Road.

[2] McAlester, V., & McAlester, A. L. (1984). A Field Guide to American Houses.

Landscape Style

The landscape at 273 Sheridan Road was designed by Johnson and embodies the Prairie Landscape Style. The design is not overly formalized. Instead, it mirrors the natural beauty of the prairie through its use of low-lying stonework, open spaces and native plants.

The landscape at 273 Sheridan Road is defined by its open character, framing of space, and use of horizontal stone layers. The property retains its original stone outcroppings, paths and vegetative framing of space. Additionally, the property retains its original lamppost located to the west side of the driveway.

The same stone that's used in the landscape outcroppings is also used as stone sills on the residential structure. This implies that Johnson had some level of design control over the home as well as the landscaping.

Figure 4. *273 Sheridan Rd Stone Outcroppings, 2007*

Materials

Historic Materials

- Brick veneer
- Wood siding in gables
- Brick chimney
- Stone tabbing
- Metal casement windows
- Stone sills
- Stone outcroppings
- Stone pavers
- Metal lamppost

Replacement Materials

- Modern roofing material
- Modern driveway material
- Modern fence
- Filled in covered porch on rear elevation

Figure 5. *273 Sheridan Rd Lamppost, 2026*

Alterations

It appears that a covered porch on the rear elevation was filled in with glass windows. The City has no record of when this alteration occurred. The alteration is not visible from the public-right-of-way. Overall, the property largely retains its original historic characteristics.

Ownership

Chain of Title

- C. 1935-1966 Marshall L. Johnson and Edith Johnson
- C. 1966-2026 David M. Michaelson and Annette K. Michaelson
- 2026- Present Kimberly and Barry Schliesmann

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

Landmark Criteria

The home at 273 Sheridan Road may meet the following Landmark Criteria: **1, 3, 4, 5, and 6**

Sec. 24.015 Criteria for Landmark Designation.

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

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

(2) It is the site of a significant local, county, state, or national event.

(3) It is associated with a person or persons who significantly contributed to the development of the City, County, State, or Country.

(4) It embodies distinguishing characteristics of an architectural and/or landscape style valuable for the study of a specific time period, type, method of construction, or use of indigenous materials.

(5) It is identifiable as the work of a notable builder, designer, architect, artist, or landscape architect whose individual work has influenced the development of the City, County, State, or Country.

(6) It embodies, overall, elements of design, details, materials, and/or craftsmanship that renders it architecturally, visually, aesthetically, and/or culturally significant and/or innovative.

(7) It has a unique location or it possesses or exhibits singular physical and/or aesthetic characteristics that make it an established or familiar visual feature.

(8) It is a particularly fine or unique example of a utilitarian structure or group of such structures, including, but not limited to farmhouses, gas stations or other commercial structures, with a high level of integrity and/or architectural, cultural, historical, and/or community significance.

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

Landmark Nomination Process Outline

The landmark process is initiated when a nomination form is submitted to the Historic Preservation Commission. At this point, the property owner has already been sent a letter stating the time, place,

and intent of this meeting where the nomination will be considered. The owner has provided consent to the landmark designation, so the next steps are as follows:

(1) The Commission should consider and discuss the landmark nomination. If the HPC finds that the property (a) meets two or more Landmark Criteria set forth in Section 24.015 of the City Code, and (b) has sufficient integrity of location, design, materials, and workmanship to make it worthy of preservation, then the Commission should direct Staff to draft a Resolution making a preliminary Landmark Designation recommendation.

(2) The Commission should consider the resolution making the preliminary recommendation. Should the HPC adopt the resolution making a preliminary Landmark Designation recommendation, the house becomes a "Regulated Structure" with the associated protections against demolition and alterations.

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

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

(5) The City Council will consider the findings, recommendations, and official record of the Historical Preservation Commission and may, by an Ordinance duly adopted, designate the subject property as a Local Landmark.

Recommended Action

The Historic Preservation Commission is asked to discuss and consider the preliminary landmark designation for 273 Sheridan Rd. 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 273 Sheridan Rd. 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:

A. Local Landmark Nomination
B. 2003 Braeside Architectural Survey Form
C. 1973 IHS Survey Form
D. 1957 Deed - Parks District Documentation
E. 1940 Newspaper
F. 1945 Newspaper
G. 1940 Census
H. Current Conditions
I. Apresmont Architecture
J. Chain of Title
K. Johnson Military Service Documentation

Historic Preservation Review Application

SUBJECT PROPERTY INFORMATION

Property Address:	Individual Landmark Status or District:
273 Sheridan Rd.	

Type of Review Requested (check all that apply):
- ☐ Certificate of Appropriateness
- ☐ Certificate of Economic Hardship (see staff for additional requirements)
- ☒ Landmark Nomination
- ☐ Other

Type of Work Proposed (check all that apply):
- ☐ Addition
- ☐ Alteration
- ☒ Restoration/Rehabilitation
- ☐ Relocation
- ☐ Demolition

Brief Project Description:
New kitchen and baths, paint, new hard wood thru 1st & 2nd floors, enlarging entry from garage/mudroom area; cosmetics; taking care of asbestos, radon appropriately, insulating crawl space, re-lining chimney.

FOR INTERNAL USE ONLY

Case #: HIST-2026-00027

Date Received: 2/10/26

Hearing Date: 3.12.26

Assigned to: Planner Markle

PETITIONER & OWNER INFORMATION

Petitioner

Petitioner's Name:	[redacted]
Barry & Kimberly Schliesmann	
Address (City, State, ZIP):	
273 Sheridan Rd., Highland Park, IL 60035	

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:	[redacted]
Robert Shrago	Shrago Design & Build, LLC	
Address (City, State, ZIP):		
1171 Beech Ln., Highland Park, IL 60035		

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.

Property Owner or Authorized Representative Signature — Date: 2/9/2026

Petitioner Signature (If Other Than Property Owner) — Date

273 Sheridan Rd., Highland Park, IL 60035

Project Narrative February 9, 2026
Submitted by Barry & Kimberly Schliesmann, Homeowners
To the Highland Park Historic Preservation Commission

Our home at 273 Sheridan Rd is beautiful as well as an important part of the history of the Braeside neighborhood of Highland Park. We very much want to preserve this home, updating the safety and usability issues such as asbestos, radon, minor foundation cracks, and 1980s kitchen and bath renovations. We intend to leaning into the 1930s details of the home, re-renovating kitchen and baths and cosmetics (paint, hardwood flooring over asbestos tile for example) in a more appropriate 1930s style while preserving the exterior and interior blue stone and parquet flooring, wood trim, doors, steel casement windows, and all the architectural details that make it so special.

273 Sheridan road is a distinguished example of 1930s architecture, designed for his own family by prominent landcape architect Marshall Liston Johnson, protégé and son-in-law of famous landscape architect Jens Jensen. This home was where Marshall and Edith Jensen Johnson, Jens Jensen's daughter, raised three boys until the estate sold the home some time in the 1980s to Annette Kaplan, also a prominent arts supporter and loved neighbor in Highland Park.

The home reflects craftmanship, material richness and compositional balance of Highland Park's historic homes. Marshall Johnson conceived of architecture, landscaping and setting as a unified composition and added many details to the home that reflect this belief and are also deeply unique. The recessed entry is articulated with a surround of curved walls and pronounced brick detailing with stone accents, particularly the thickly layered rough-faced stone sills and stone lintels. Highland Park's architectural and historical survey (included) notes, "Decorative brickwork including dentils under the eaves; decorative, diamond patterned brickwork in front projecting gables… stone lintels flush with façade; hipped dormers with brackets; pointed arch garage door openings; recessed window over garage with curved walls; wide side brick chimney." The visually appealing proportion of these details contributes to the beauty of the surrounding homes and neighborhood.

The high level of craftmanship contribute to the homes feeling of solidity and permanence. The roof form caps off the 1930s stone cottage feel with steeply pitched gables and dormers with steel casement windows providing beautiful visual interest. The central large-proportioned, multi-paned living room window presents as an elegant focal point from the exterior and interior, matching the balanced, multipaned windows of the rest of the home.

The interior boasts a large fireplace with unique surround typical of the prairie school of design motifs of the period but with a nod to the Danish roots of the family. The interior living room windows have curved wall surrounds that mirror that of the exterior. The original blue stoe foyer and porch flooring, wooden interior doors, front staircase banister and ceiling beams add to the unique character of the 1930s home. We intend to preserve all of these distinguishing historic features, updating in the original character of the home through research and the choice of a Highland Park contractor, experienced in this style of renovation with care. Our sensitivity to

both the interior, exterior and landscaping of the time and unique to Marshall Johnson is what drew us to purchase the home. We want to preserve this gem. We also intend to discover what we can about the original landscaping and re-create as is possible. We look forward to any help our new Highland Park Library local history research desk is able to give!

In closing, we are grateful and proud to be a part of Highland Park and wish to be a contributing, caring neighbor both in our restoration of our new home and in many other ways in the future. Thank you for considering our submission.

Kimberly and Barry Schliesmann

Kimberly and Barry Schliesmann

City of Highland Park

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 10th day of February, 2026 (the "Authorization") by and between Kimberly Schliesmann ("Owner") as owner of the property located at 273 Sheridan Rd., 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: _____

CITY OF HIGHLAND PARK

By: _____

Director of Community Development or Designee

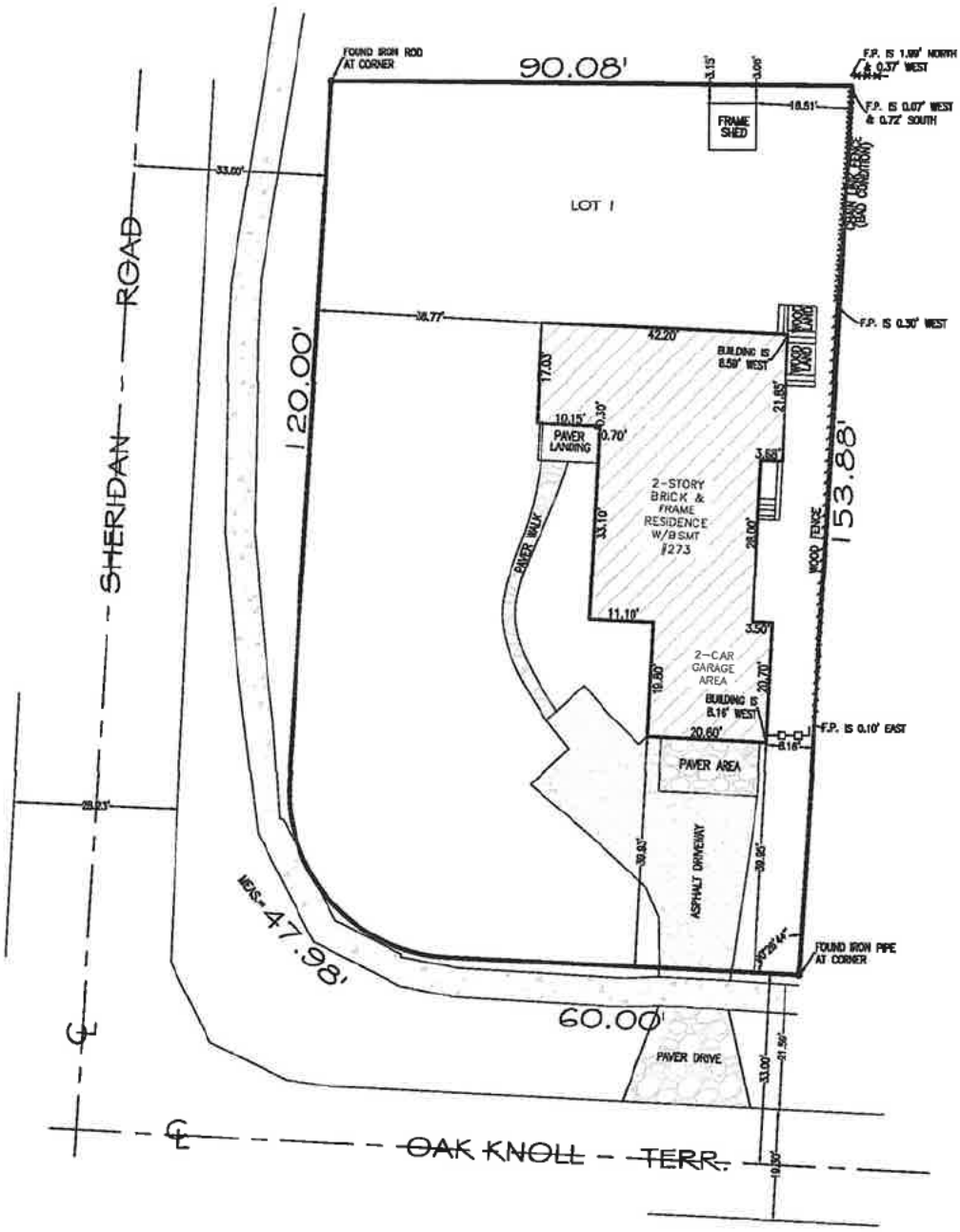
5167194_v2

HORIZON SURVEY, LLC
P.O. BOX 438607
Chicago, Il 60643
Office: 312-224-0477
horizonsurveychicago@gmail.com

PLAT OF SURVEY

PLAT OF SURVEYS
ATLA/NSPS
LAND DEVELOPMENT

LOT 1 IN HILL AND STONE'S RAVINE VIEW SUBDIVISION IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 31, TOWNSHIP 43 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, AS PER PLAT RECORDED JANUARY 24, 1923 AS DOCUMENT 220135 IN BOOK "L" OF PLATS, PAGE 50, IN LAKE COUNTY, ILLINOIS.



SURVEYOR'S NOTE:

HEAVY SNOW WAS PRESENT AT THE TIME OF SURVEY

COMPARE ALL POINTS BEFORE BUILDING, NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT ALONE.
CRITICAL FIELD MONUMENTATION SHOULD BE ESTABLISHED PRIOR TO THE COMMENCEMENT OF ANY AND ALL CONSTRUCTION.
PLEASE REFER TO DEED, TITLE POLICY AND/OR LOCAL ORDINANCES FOR BUILDING LINE RESTRICTIONS AND/OR EASEMENTS NOT SHOWN HEREON.
PLEASE CHECK LEGAL DESCRIPTION WITH DEED AND IMMEDIATELY REPORT ANY DISCREPANCY TO THE SURVEYOR FOR EXPLANATION AND/OR CORRECTION.
ALL DIMENSIONS AND MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF, AND ARE CORRECTED TO A TEMPERATURE OF 62 DEGREES FAHRENHEIT.

JOB #: 273SHERIDANROAD
DATE OF COMPLETION IN THE FIELD: JANUARY 13, 2026
PREPARED FOR: ANTONOPOULOS LAW GROUP
P.I.N # 17-31-302-066-0000 LAKE COUNTY, ILLINOIS
COMMONLY KNOWN AS: 273 SHERIDAN ROAD., HIGHLAND PARK, ILLINOIS

STATE OF ILLINOIS } S.S.
COUNTY OF COOK }

1"=20'
SCALE

THIS IS TO CERTIFY THAT HORIZON SURVEY, LLC., BY ITS MANAGING AGENT GEORGE E. STOURTON, P.L.S., PROFESSIONAL LAND SURVEYOR #2058, WHOSE LICENSURE EXPIRES NOVEMBER 30, 2026, HEREBY CERTIFIES THAT THE PROPERTY DESCRIBED ON THIS PLAT HAS BEEN SURVEYED AND THAT THE RESULTS OF THE SURVEY ARE SHOWN ON THIS PLAT. DIMENSIONS ARE IN U.S. STANDARD FEET AND DECIMALS THEREOF, SEXIGISIMAL BEARINGS BASED AS ASSUMED NORTH. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

PROFESSIONAL LAND SURVEYOR — GEORGE E. STOURTON — 035-002058 — CHICAGO ILLINOIS — STATE OF ILLINOIS

DATED THIS 13TH DAY OF JANUARY, 2026

GEORGE E. STOURTON PLS No. 2058
LICENSE EXPIRATION DATE: NOVEMBER 30, 2026

EXISTING

FLOOR PLANS

FIRST FLOOR

EXISTING

FLOOR PLANS

Second Floor

TOWN STUDIOS, INC.
1257 SHERMER ROAD
NORTHBROOK, ILLINOIS 60062
PHONE: 847.498-0900
WWW.TOWNSTUDIOS.COM

INTERIOR REMODEL
273 SHERIDAN ROAD
HIGHLAND PARK, ILLINOIS 60035

DATE: 1-6-26, 1-22-26

SHEET NO. A-2 OF 7 SHEETS

[redacted]

02 PROPOSED FIRST FLOOR PLAN
SCALE: 1/8"=1'-0"

[redacted]

01 FIRST FLOOR DEMOLITION PLAN
SCALE: 1/8"=1'-0"

DEMOLITION PLAN LEGEND

DEMOLITION NOTES

TOWN STUDIOS, INC.
1297 SHERMER ROAD
NORTHBROOK, ILLINOIS 60062
PHONE: 847-498-0900
WWW.TOWNSTUDIOS.COM

INTERIOR REMODEL
273 SHERIDAN ROAD
HIGHLAND PARK, ILLINOIS 60035

DATE:
1.6.26
1.22.26

SHEET NO.
A-3
OF 7 SHEETS

[redacted]

02 PROPOSED SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"

[redacted]

01 SECOND FLOOR DEMOLITION PLAN
SCALE: 1/4"=1'-0"

DEMOLITION PLAN LEGEND

DEMOLITION NOTES

City of HIGHLAND PARK

ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY

STREET #	273
DIRECTION	
STREET	SHERIDAN
ABB	RD
PIN	1731302066
LOCAL SIGNIFICANCE RATING	S
POTENTIAL IND NR? (Y or N)	N
CRITERIA	-
Contributing to a NR DISTRICT?	C
Contributing secondary structure?	-
Listed on existing SURVEY?	IHSS

GENERAL INFORMATION

CATEGORY	building	CURRENT FUNCTION	Domestic - single dwelling
CONDITION	excellent	HISTORIC FUNCTION	Domestic - single dwelling
INTEGRITY	minor alterations	REASON for SIGNFICANCE	Rated "O" in the Illinois Historic Structures Survey. Exceptional local Tudor Revival style house that hints at the Art Moderne style with elaborate brickwork .
SECONDARY STRUCTURE	-		
SECONDARY STRUCTURE	-		

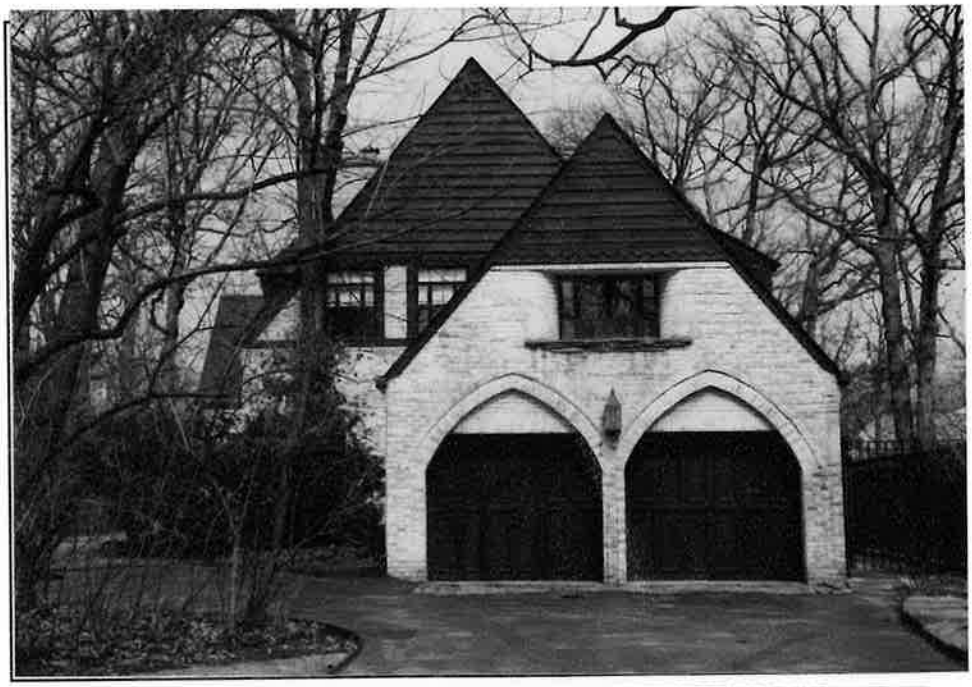
ARCHITECTURAL DESCRIPTION

ARCHITECTURAL CLASSIFICATION	Tudor Revival	PLAN	L
DETAILS	Art Moderne	NO OF STORIES	2
DATE of construction	c. 1935	ROOF TYPE	Multi-gable
OTHER YEAR		ROOF MATERIAL	Asphalt - shingle
DATESOURCE	surveyor	FOUNDATION	Concrete - poured
WALL MATERIAL (current)	Brick	PORCH	Front
WALL MATERIAL 2 (current)		WINDOW MATERIAL	Metal
WALL MATERIAL (original)	Brick	WINDOW MATERIAL	Wood
WALL MATERIAL 2 (original)		WINDOW TYPE	casement; fixed
		WINDOW CONFIG	multi-light

SIGNIFICANT FEATURES	See continuation sheet
ALTERATIONS	1965 & 1966 permits for fire repairs (#13567; 13640);

HISTORIC INFORMATION

HISTORIC NAME	
COMMON NAME	
PERMIT NO	13567; 13640; 34218
COST	
ARCHITECT	
ARCHITECT2	
BUILDER	
ARCHITECT SOURCE	



HISTORIC INFO	
LANDSCAPE	See continuation sheet

PHOTO INFORMATION

ROLL1	16
FRAMES1	1
ROLL2	25
FRAMES2	18
ROLL3	
FRAMES3	
DIGITAL PHOTO ID	e:\sheridan0273.jpg

SURVEY INFORMATION

PREPARER	Kristin Martin
PREPARER ORGANIZATION	Granacki Historic Consultants
SURVEYDATE	7/28/03
SURVEYAREA	Braeside Survey Area

273 SHERIDAN

City of HIGHLAND PARK

ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY
CONTINUATION SHEET

STREET # 273

STREET SHERIDAN RD

ADDITIONAL PHOTOS OR INFORMATION

Significant Features:
Decorative brickwork including dentils under the eaves; decorative, diamond pattered brickwork in front projecting gable; recessed entry w/curved walls; metal casement windows; rough-faced stone sills; stone lintels flush with façade; hipped dormers with brackets; pointed arch garage door openings; recessed window over garage w/curved walls; wide side, brick chimney w/pots

Landscape:
Corner lot of busy residential thoroughfare & residential street; front sidewalk & parkway; plantings in parkway; wire fence lining perimeter of lot; side driveway accessed from smaller residential street; front walkway leading stone porch to driveway; brush filled north side yard; foundation plantings; trees & brush lining perimeter of lot; mature trees

PROPERTY INFORMATION REPORT

Name / Location

273 Sheridan

Significant Name:

Other Name:

Location: NE corner Oak Knoll & Sheridan Rd.

City: Highland Park **Vicinity:** No **Archaeology Comp.:**

County: Lake **PIN:** **Reference Number:** 147721

Property Listings

This property is within a CLG

CLG: Y **Tax Freeze:** **TRA:** **Comments:**

National Register Information

None

Surveys of Property

Background Documentation not available

Survey Type: Structures **Date of Survey:** 1971-1975

Survey Prepared For:

Survey Prepared By:

Opinion Of Significance: **Opinion Of Condition:** **Opinion Of Integrity:**

O (structures survey only)

Property Details

Unit Ext: 1 **Category:** building **Arch Class:**

Current Function: Domestic - single dwelling **Condition:**

Historic Function: Domestic - single dwelling **Integrity:**

Wall Materials: **Roof Materials:**

Foundation Materials: **Other Materials:**

Architect: **Builder:**

Data Entry Notes (Unit):

Photographs

Photographs

PhotoDate:
LocOfOrig: W972/8
PhotoID: 49261

PARK DISTRICT OF HIGHLAND PARK

A Municipal Corporation

to

[illegible] MUNICIPAL DISTRICT

A Municipal Corporation

GRANT OF EASEMENT

THIS INDENTURE, MADE between the Park District of Highland Park, a municipal corporation of the State of Illinois, hereinafter sometimes hereinafter described as "Grantor", owner of the following described real estate, namely, in consideration of One and 00/100 ($1.00) Dollar and other good and valuable considerations paid by the North Shore Sanitary District, a municipal corporation of the State of Illinois, hereinafter sometimes described as "Grantee", receipt whereof is hereby acknowledged, grants to said North Shore Sanitary District, its successors and assigns forever, an easement of right of way over and under the following described property for the purpose of installation, use and operation, by said North Shore Sanitary District, its successors and assigns, of a [illegible] sanitary sewer system and appurtenances thereto, together with the right to enter upon said land for the purpose of repairing, rebuilding or removing the same as the occasion may arise.

For the same consideration, the Park District of Highland Park, hereby grants with the foregoing purpose, the right above mentioned hereinafter, and such grantee shall have the right to enter upon said premises for the purpose of [illegible] and [illegible] a temporary [illegible] to be used in connection with the construction of said sewer, and the said grantee shall restore the property made subject to the aforesaid grant...

The Grantor hereby, for itself, its successors and assigns, covenants with the Grantee hereunder, the North Shore Sanitary District of Highland Park, that except for excavation and construction of the sewer in the property made subject to the easement hereinabove granted, will be in place [illegible] to the [illegible] of [illegible] the sewer [illegible] will be [illegible] and construction will [illegible] except in case of emergency repairs, to be [illegible] of any manner of excavation, construction or repair, [illegible] with [illegible] equipment, [illegible] and the property of backfilling may then [illegible], [illegible] to the [illegible] [illegible] prior to any [illegible] may [illegible] [illegible] [illegible]

PARK DISTRICT OF HIGHLAND PARK

A Municipal Corporation

to

NORTH SHORE SANITARY DISTRICT

A Municipal Corporation

GRANT OF EASEMENT

THIS INDENTURE WITNESSETH that the Park District of Highland Park, a Municipal Corporation of the State of Illinois, herein sometimes described as "Grantor", owner of the following described real estate, hereby, in consideration of One and NO/100 ($1.00) Dollar and other good and valuable considerations paid by the North Shore Sanitary District, a Municipal Corporation of the State of Illinois, herein sometimes described as "Grantee", receipt whereof is hereby acknowledged, grants to said North Shore Sanitary District, its successors and assigns forever, an easement of right of way over and under their said property for the purpose of installation, use and operation, by said North Shore Sanitary District, its successors and assigns, of a single sanitary intercepting sewer and appurtenances thereto, together with the right to enter upon such land for the purpose of repairing, maintaining or regulating the same as the necessity may arise.

The Grantor herein, the Park District of Highland Park, hereby agrees with the Grantee herein, the North Shore Sanitary District, that said grantee shall have the right and license effective this date to enter upon the property of the said Grantor at any reasonable time for the purpose of making test borings of soil within the property made subject to the easement granted herein.

The Grantee herein, the North Shore Sanitary District, agrees with the Grantor herein, the Park District of Highland Park, that excavation and construction within and upon the property made subject to the easement granted herein will take place and be performed during the period of the year extending from the 31st day of August to the 1st day of May; that at all other times excavations will be closed and construction will cease except in case of emergency repairs; that upon completion of any period of excavation, construction or repair, compactness of all soil affected by such work will, in the process of backfilling any such excavation, be restored to the degree of compactness possessed by such soil prior to any undertaking pursuant to this agreement and grant; and that upon completion of any excavation, construction or repair hereunder, the condition of the surface soil will be restored to the same condition in which such soil existed prior to any undertaking pursuant to this agreement and grant, so that said surface shall be restored to playable condition as a part of Sunset Valley Golf Course as promptly as possible, and to the satisfaction of the Grantor.

The Grantee herein agrees that any damage to any property of Grantor caused by Grantee or its agents shall be repaired or replaced by Grantee at its expense and to the satisfaction of Grantor.

Grantee herein agrees in the course of any work hereunder to shore up walls of excavations in the vicinity of greens and tees on Sunset Valley Golf Course.

It is agreed by and between all of the parties hereto that this agreement is binding upon all successors in interest of whatsoever nature, including assigns, of the Grantor herein.

130 138

The property made subject to the easements granted herein is that strip of land forty-three (43) feet in width extending north and south adjacent to the west line of and within the east one-half of the east one-half ($E\frac{1}{2}$ $E\frac{1}{2}$) of Section 27, between the south line of Lot 6 of Golf Links Addition Subdivision and the southerly boundary of the East Skokie Drainage Ditch; that strip of land thirty (30) feet in width extending north and south from the southerly boundary of the East Skokie Drainage Ditch six hundred feet South (600' S) adjacent to the west line of and within the East one-half of the East one-half ($E\frac{1}{2}$ $E\frac{1}{2}$) of Section 27; that strip of land fifty (50) feet in width extending in a southeasterly direction, the center line of which begins at a point fifteen (15) feet due east of a point on the West line of the East One-half of the East one-half ($E\frac{1}{2}$ $E\frac{1}{2}$) of Section 27 five hundred fifty-eight feet north (558' N) of the east-west center line of said section and extends in a straight line to a point three hundred feet due east (300' E) of a point on the West line of the East one-half of the East one-half ($E\frac{1}{2}$ $E\frac{1}{2}$) of Section 27 four hundred feet north (400' N) of the east-west center line of said section; that strip of land fifty (50) feet in width extending in a southeasterly direction, the center line of which begins at a point three hundred feet due east (300' E) of a point on the West line of the East one-half of the East one-half ($E\frac{1}{2}$ $E\frac{1}{2}$) of Section 27 four hundred feet north (400' N) of the east-west center line of said section and extends in a straight line to a point seven hundred feet due east (700' E) of a point on the West line of the East one-half of the East one-half ($E\frac{1}{2}$ $E\frac{1}{2}$) of Section 27 eight hundred feet south (800' S) of the east-west center line of said section; that strip of land fifty (50) feet in width extending in a southeasterly direction, the center line of which begins at a point seven hundred feet due east (700' E) of a point on the West line of the East one-half of the East one-half ($E\frac{1}{2}$ $E\frac{1}{2}$) of Section 27 eight hundred feet south (800' S) of the east-west center line of said section and extends in a straight line to a point eight hundred forty feet due east (840' E) of a point on the West line of the East one-half of the East one-half ($E\frac{1}{2}$ $E\frac{1}{2}$) of Section 27 one thousand feet south (1000' S) of the east-west center line of said section; that strip of land fifty (50) feet in width extending in a southerly direction, the center line of which begins at a point eight hundred forty feet due east (840' E) of a point on the West line of the East one-half of the East one-half ($E\frac{1}{2}$ $E\frac{1}{2}$) of Section 27 one thousand feet south (1000' S) of the east-west center line of said section and extends in a straight line to a point on the South line of the Northeast Quarter of the Southeast Quarter (S ln, $N\frac{1}{4}$ $S\frac{1}{4}$) of Section 27 eight hundred forty feet east (840' E) of the intersection of said South line of the Northeast Quarter of the Southeast Quarter (S ln, $N\frac{1}{4}$ $S\frac{1}{4}$) of said section with the West line of the East one-half of the East one-half (W ln, $E\frac{1}{2}$ $E\frac{1}{2}$) of said section; and that strip of land fifty (50) feet in width extending in a southeasterly direction, the center line of which begins at a point on the South line of the Northeast Quarter of the Southeast Quarter (S ln, $N\frac{1}{4}$ $S\frac{1}{4}$) of Section 27 eight hundred forty feet east (840' E) of the intersection of said South line of the Northeast Quarter of the Southeast Quarter (S ln, $N\frac{1}{4}$ $S\frac{1}{4}$) of said section with the West line of the East one-half of the East one-half (W ln, $E\frac{1}{2}$ $E\frac{1}{2}$) of said section and extends in a straight line to a point on the line that extends east and west one hundred sixty-six and two-tenths feet south of and parallel to the South line of the Northeast Quarter of the Southeast Quarter (S ln, $N\frac{1}{4}$ $S\frac{1}{4}$) of Section 27, said point being twenty-five (25) feet west of the West boundary of the East Skokie Drainage Ditch Right of Way, and located within the Southeast Quarter of the Southeast Quarter ($S\frac{1}{4}$ $S\frac{1}{4}$) of Section 27, all land lying within Township 43 North, Range 12, East of the Third Principal Meridian in Lake County, Illinois.

IN WITNESS WHEREOF, the Park District of Highland Park, the Grantor, has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its President and attested by its Secretary, this 29th day of January, A.D. 1957, and the North Shore Sanitary District, the Grantee herein, has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its President and attested by its Secretary, this 31st day of January A.D. 1957.

The property made subject to the easements granted herein is that strip of land forty-three (43) feet in width extending north and south adjacent to the west line of and within the east one-half of the east one-half (E½ E½) of Section 27, between the south line of Lot 6 of Golf Links Addition Subdivision and the southerly boundary of the East Skokie Drainage Ditch; that strip of land thirty (30) feet in width extending north and south from the southerly boundary of the East Skokie Drainage Ditch six hundred feet South (600' S) adjacent to the west line of and within the East one-half of the East one-half (E½ E½) of Section 27; that strip of land fifty (50) feet in width extending in a southeasterly direction, the center line of which begins at a point fifteen (15) feet due east of a point on the West line of the East One-half of the East one-half (E½ E½) of Section 27 five hundred fifty-eight feet north (558' N) of the east-west center line of said section and extends in a straight line to a point three hundred feet due east (300' E) of a point on the West line of the East one-half of the East one-half (E½ E½) of Section 27 four hundred feet north (400' N) of the east-west center line of said section; that strip of land fifty (50) feet in width extending in a southeasterly direction, the center line of which begins at a point three hundred feet due east (300' E) of a point on the West line of the East one-half of the East one-half (E½ E½) of Section 27 four hundred feet north (400' N) of the east-west center line of said section and extends in a straight line to a point seven hundred feet due east (700' E) of a point on the West line of the East one-half of the East one-half (E½ E½) of Section 27 eight hundred feet south (800' S) of the east-west center line of said section; that strip of land fifty (50) feet in width extending in a southeasterly direction, the center line of which begins at a point seven hundred feet due east (700' E) of a point on the West line of the East one-half of the East one-half (E½ E½) of Section 27 eight hundred feet south (800' S) of the east-west center line of said section and extends in a straight line to a point eight hundred forty feet due east (840' E) of a point on the West line of the East one-half of the East one-half (E½ E½) of Section 27 one thousand feet south (1000' S) of the east-west center line of said section; that strip of land fifty (50) feet in width extending in a southerly direction, the center line of which begins at a point eight hundred forty feet due east (840' E) of a point on the West line of the East one-half of the East one-half (E½ E½) of Section 27 one thousand feet south (1000' S) of the east-west center line of said section and extends in a straight line to a point on the South line of the Northeast Quarter of the Southeast Quarter (S ln, NE¼ SE¼) of Section 27 eight hundred forty feet east (840' E) of the intersection of said South line of the Northeast Quarter of the Southeast Quarter (S ln, NE¼ SE¼) of said section with the West line of the East one-half of the East one-half (W ln, E½ E½) of said section; and that strip of land fifty (50) feet in width extending in a southeasterly direction, the center line of which begins at a point on the South line of the Northeast Quarter of the Southeast Quarter (S ln, NE¼ SE¼) of Section 27 eight hundred forty feet east (840' E) of the intersection of said South line of the Northeast Quarter of the Southeast Quarter (S ln, NE¼ SE¼) of said section with the West line of the East one-half of the East one-half (W ln, E½ E½) of said section and extends in a straight line to a point on the line that extends east and west one hundred sixty-six and two-tenths feet south of and parallel to the South line of the Northeast Quarter of the Southeast Quarter (S ln, NE¼ SE¼) of Section 27, said point being twenty-five (25) feet west of the West boundary of the East Skokie Drainage Ditch Right of Way, and located within the Southeast Quarter of the Southeast Quarter (SE¼ SE¼) of Section 27, all land lying within Township 43 North, Range 12, East of the Third Principal Meridian in Lake County, Illinois.

IN WITNESS WHEREOF, the Park District of Highland Park, the Grantor, has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its President and attested by its Secretary, this 29th day of January, A.D. 1957, and the North Shore Sanitary District, the Grantee herein, has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its President and attested by its Secretary, this 31st day of January A.D. 1957.

Grantor

Park District of Highland Park

By: _____
President

Attest: _____
Secretary

Grantee

North Shore Sanitary District

By: _____
President

Attest: _____
Secretary

STATE OF ILLINOIS)
) SS
COUNTY OF LAKE)

I, JOELLEN C. ELLIOTT, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Marshall Johnson, personally known to me to be the President of the Park District of Highland Park, a Municipal Corporation, and David H. Fritz, personally known to me to be the Secretary of said Municipal Corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such President and Secretary, they signed and delivered the said instrument as President and Secretary of said Municipal Corporation, and caused the corporate seal of said Municipal Corporation to be affixed thereto, pursuant to authority given by the Board of Commissioners of said Municipal Corporation as their free and voluntary act, and as the free and voluntary act and deed of said Municipal Corporation, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 29th day of January A.D. 1957.

_____
Notary Public

State of Illinois } SS. No. 946434
Lake County }
Filed for Record at 1:55 o'clock
A.M. APR 10 1957 and
recorded in Book 1531 of
RECORDS Page 38

STATE OF ILLINOIS)
) SS
COUNTY OF LAKE)

I, JOELLEN C. ELLIOTT, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that HARRIS B. MUIR, personally known to me to be the President of the North Shore Sanitary District, and MARK H. BRAUBLER, personally known to me to be the Secretary of said Municipal Corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such President and Secretary, they signed and delivered the said instrument as President and Secretary of said Municipal Corporation, and caused the corporate seal of said Municipal Corporation to be affixed thereto, pursuant to authority given by the Board of Trustees of said Municipal Corporation as their free and voluntary act, and as the free and voluntary act and deed of said Municipal Corporation, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 31st day of January A.D. 1957.

Joellen C. Elliott
Notary Public

7. Apremont (Cher) — Rue de l'Eglise
E M
B

10. APREMONT (Cher). — Le Passeur. - Vue partielle

University of Illinois
Urbana, Ill.

The Highland Park Press

VOLUME XXX | HIGHLAND PARK, ILLINOIS, THURSDAY, APRIL 11, 1940 | NUMBER 6

Administration Comments

By ELMORE M. MURPHY

The discussion of a veritable maze of detail covering practically all departments of the city's government kept the council working overtime at their regularly scheduled meeting on Monday evening. As there was no open meeting held last week the subjects brought up for comment at this week's gathering were more numerous than usual, and since Mayor Ronan announced before adjournment there would be no council meeting next week a like crowded calendar is indicated a fortnight hence.

The council's first order of business was to approve the appointment of A. Y. Bingham to membership on the board of the Policemen's Pension fund, succeeding Lloyd Wampler, resigned.

Commissioner Sharp in his report asked and received permission from the council to purchase for the sum of $100 a used side-dump trailer to augment the city's refuse disposal equipment. At Mr. Sharp's suggestion, City Clerk Musser read the City Engineer's report on the borings for the foundation work on the new incinerator recently carried out under his supervision. The report stated that due to the unstable character of the ground under the site of the present incinerator, pilings would have to be sunk to support the new building. Mr. Cole indicated that some 35 piles would be necessary for this work and placed the added sub-foundation expense if this site was finally selected at around $4,000. He stated that this additional expense would not be necessary if the new incinerator were built on the city yard property. On the motion of Commissioner Swanson the report was filed for later discussion by the council after further tests were made on the necessary foundation work at the city dump site.

An air of good natured humor mingled with appropriate tragedy was introduced at the meeting when Mayor Ronan assumed the role of the hero in a 1-act tablue which might have been titled "Woodman, Spare that Tree." The plot of the play centered around the tree in front of 370½ Central avenue. According to Commissioner Swanson this tree, which we will cast as the villian of the piece, has been guilty of plugging up the water mains and generally obstructing the prospective project of widening the street at this point. As punishment for the crimes enumerated above he asked for permission to remove the offender forthwith, and cited the approval of the Garden club in making this move. The Mayor dwelled at length on the beauties of nature in general and the tree in question in particular and lamented the fact that such an action should be necessary. Com-

(Continued on page 4)

Kindergartners to Be Registered Apr. 15-19 In School District 107

Registration of children who are to enter kindergarten in School District 107 in September will begin next week. Children entering the Greenbay Road school kindergarten should register with Miss Deile at that school any afternoon from April 15 to April 19 between 1:30 and 3:30.

Children entering the Elm Place school should register with Miss Marks at that school any afternoon from April 22 to April 26 during the same hours.

This early registration is being done in order for the schools to be better able to plan their work for next year and also to enable parents to have all physical examinations done before school begins in the fall. Children must be five years of age before January 1, 1941, in order to enter kindergarten in September. Birth certificates should be presented at the time of registration. All parents having children eligible for kindergarten next September are urged to register them at the times and places named above.

Col. J. A. Hooper to Visit Philatelists in Highland Park April 16

At the regular meeting of the North Suburban Philatelic Society, which will be held in the Public Library on next Tuesday evening, April 16, at 8 p.m. we will be honored with the presence of one of the world's most outstanding philatelists.

At this meeting Col. and Mrs. John A. Hooper of Los Angeles, Calif., will be the guests of the local club. Col. Hooper is 82 years old and is the head and organizer of the Pioneer Philatelic Phalanx, an organization composed of stamp collectors whose age is 50 or over and have been collecting before 1900. This organization is built on good will and friendship with no dues or expense to members. Within the short span of three years it has become international in scope.

Col. and Mrs. Hooper are on an extensive good will tour at their own expense extending from west to east and are practically covering the entire United States.

All collectors and their wives are invited to attend. Remember, Tuesday, April 16, at the Highland Park Public Library.

Turkey Dinner at Bethany, Thursday

The Philathea Class of the Bethany Evangelical church is sponsoring a turkey dinner to be given in the church parlors on Thursday, April 18, starting at 6 p.m. The public is cordially invited. For reservations call Mrs. Elmer Hecketsweiler, 532, or Mrs. A. Judson Wells, 3459.

Winners in Illinois Primaries

Republican	Democratic
Presidential Preference	
Thomas E. Dewey	Franklin D. Roosevelt
United States Senator	
Wayland Brooks	James M. Slattery
Governor	
Dwight H. Green	Harry B. Hershey
Lieutenant Governor	
Hugh W. Cross	Louie E. Lewis
Secretary of State	
Justus L. Johnson	Edward J. Hughes
State Audior	
Arthur C. Lueder	John C. Martin
State Treasurer	
Warren Wright	Homer Mat Adams
Attorney General	
George F. Barrett	Harold G. Ward
Congressman-at-Large (Two nominated)	
Stephen A. Day	T. V. Smith
William G. Stratton	W. J. Orlikoski
Congressman, Tenth District	
George A. Paddock	John Haderlein
State Senator	
Ray Paddock	Theodore Ruesch
State Representative	
Nick Keller	Thomas A. Bolger
Harold D. Kelsey	
Circuit Clerk	
L. J. Wilmot	James E. Powers
Recorder	
Howard L. Scott	Fred A. Galiger
State's Attorney	
Harry A. Hall	Charles Noll
Coroner	
John L. Taylor	Orville J. Lane
Auditor	
Robert J. Pearsall	Edward F. Klammer

These are unofficial returns, based on incomplete reports throughout the county, district and state. Edward J. Barrett has a chance to nose out Martin for auditor on the Democratic ticket, while F. J. Mackey or Orville Anderson may break into the Republican ticket as a congressman-at-large nominee. Drennan J. Slater is giving Paddock a close race for congressman in the Tenth district.

Hall and Taylor Victorious In Republican Primary Tuesday

Campbell Picture Lecture On April 14 Portrays Peace-Beauty

During the eight years that Sam Campbell, the Philosopher of the Forest, has been in the lecture field his pictures and talks have reached more than a million and a half people. These people have discovered that peace and beauty are inherent in human nature. They have found that animals and other woodland creatures when unmolested by man, trap and gun express an intelligence, friendliness and understanding which today seems lacking in the thoughts and hearts of warring nations. You will agree with the Philosopher of the Forest when he tells you that during his many years in the forest he has come upon many wild men but no wild animals.

Sam Campbell's pictures will take you to his 2,900 acre forest and lakes home, the Sanctuary of Wegimind in northern Wisconsin. They will take you through the wilds of the Canadian canoe country, little explored by man.

Danny the Deer, Stubby the Chipmunk, Nuisance the Red Squirrel, Little Rascal the Racoon, as well as bears and moose together with many of their relatives and friends, play stellar roles in these colored motion pictures. You will be amused and delighted at their antics.

Mr. Campbell is looking forward to meeting many of his Highland Park and North Shore friends at the Elm Place school auditorium, Sunday evening, April 14, at 8:15.

Proceeds of lecture will go to the Highland Park Community Center.

Tickets at Gsell's Drug stores, Phil Johnson's or phone Highland Park 2334.

Results of Primary Election in Deerfield Township

Highland Park again lived up to its old tradition of following the Republican party in Tuesday's primary, and cast an overwhelmingly large vote. Nearly 5,000 Republican ballots were cast according to unofficial returns, against a possible 2,000 Democratic votes in Deerfield township.

The hottest contest waged in Lake county was for the offices of states attorney and coroner. Harry A. Hall won over his two opponents, Charles E. Mason and George S. McGaughey, while John L. Taylor defeated Dr. John E. Walter and Charles H. Kreuger.

Richard B. Martin carried this township in the election for state senator, defeating Ray Paddock nearly 2 to 1. The unofficial returns showed a total vote of 2131 against Paddock's 1313.

In the race for representative in General Assembly, Brown Pierce of Highland Park tallied more votes than any other candidate for this office on the Republican ballot. His total vote for 14 out of 16 precincts was 4710. Nick Keller received the next largest vote for this office with 1462.

Ralph E. Church defeated C. Wayland Brooks for U.S. senator nearly 4 to 1 locally while Dwight H. Green defeated Richard J. Lyons, gubernatorial candidate, nearly 2 to 1 in the township.

Following is the list of candidates in which Lake county was most in-

(Continued on Page 5)

Annual Meeting Of Woman's Club To Be Next Tuesday

The annual meeting of the Highland Park Woman's club is always a gala affair for the club members and their guests always appear in new Spring finery, bright colors and fresh straw hats bringing reassurance that another drab Chicago winter is over.

This year, as usual, the meeting will be preceeded by a luncheon after which a short but interesting business meeting for club members only will be held, the former at 12:30, the latter at 1:30 on Tuesday, April 16th.

The program at 2:15 promises to be an especially delightful one, as three very talented members of the club have arranged a musical afternoon. Mrs. Arthur Byfield, soprano, Mrs. Jack Spachner, violin, Mrs. Eugene Englehard, cello, accompanied by Olga Sandor at the piano, will present the following program:

1. First Movement of Mendelssohn Trio
Mrs. Spachner, Mrs. Englehard, Olga Sandor
2. Three Pastoral Songs ..... Roger Quilter
(a) Plough Song
(b) Cherry Blossoms
(c) The Wish
Mrs. Byfield
3. Suite ..... Paul Juon
Mrs. Spachner, Mrs. Englehard, Olga Sandor
4. Episoden ..... Edward Schutt
Mrs. Spachner, Mrs. Englehard, Olga Sandor

Reservations for the luncheon must be made by Saturday, April 13, with Mrs. A. L. Berg, H.P. 1258 under whose able direction the club teas have been given throughout the year.

Thieves Ransack P.E. Matthews Home

Sometime between the hours of 7:30 and 9:30 Sunday evening, thieves entered the home of P. E. Matthews at 1930 Greenwood avenue, and removed several articles of clothing, some old coins and a small amount of jewelry. Entrance to the home was gained through a window in the utility room. No trace of the thieves has been found.

HOUSEKEEPING?

REMEMBER

THE THRIFT SHOP

Spring Concert Of H. S. Musicians Friday Evening

Highland Park may well be proud of its young musicians who won a First Rating at the State Music Contest last Saturday in DeKalb. Those students who play in the Band will again play the solos which won this award at the concert to be held in the High school auditorium Friday evening, April 12, at 8:15. Tickets are on sale at Gsell's drug store and can be obtained at the door for the two concerts, the second of which will be given in May.

Grade school pupils in the district have been urged to attend, by the distribution of dodgers. Talks in the four largest schools in the district are being given by a High school senior, Josephine Lloyd, to show what a high standard of performance the High School music students

(Continued on Page 5)

Bob Fiala Is New Service Manager of N.S. Buick, Inc.

Mr. Robert Fiala has been secured as service manager of North Shore Buick Co., Inc., located at 110 S. First street. "Bob," as he is perhaps more familiarly known among his business associates and friends, is factory trained and has had twenty-five years of the most valuable experience. Not only is he factory trained, but he keeps abreast of the times by being in constant touch with the factory to learn what new equipment and adjustments are being introduced.

Robert Fiala

All Buick owners of Highland Park are invited to visit the service department of this concern and get acquainted with the new service manager. Mr. Fiala is an ex-service man, prominent in Dumaresq Spencer Post of which organization he is one of its officers. Bob's policy is "we strive to please."

"My Little Chickadee" On Alcyon Screen Starting Sunday

Songs to start your lips humming. Romance to start your heart pounding, and laughter to start your sides aching. That's "Music in My Heart," featuring the golden-voiced Tony Martin, Rita Hayworth and Andre Kostelanetz. On the same program for this Saturday at the Alcyon we may see Zane Grey's "Knights of the Range," starring Jean Parker and Russell Hayden.

Selecting as their vehicle a comedy western, and surrounding themselves with a topnotch supporting cast, Mae West and W. C. Fields come to the screen of the Alcyon on Sunday, Monday and Tuesday in their latest film "My Little Chickadee."

Thrilling and exciting action, high comedy, sophisticated romance and suspense are in store for picture-goers when they witness "Slightly Honorable," which the Alcyon will present next Wednesday, Thursday and Friday. Its story moves with speed and tempo, unraveling a series of scandals in connection with the paving racket and the vast political machine run by a group of upper-crust.

Spring Rummage Sale April 19 at H. P. Woman's Club

On Friday, April 19, from 9 a.m. to 5 p.m. the Annual Spring Rummage Sale of the Highland Park Woman's Club will be in progress.

It is hoped that all club members will find many garments and household articles that are of no more use to them which they can bring to the club house any morning next week. Such donations will be sorted, priced and sold by a hard working committee, who, with Mrs. Claburn Jones as chairman, are eager to make this sale as successful as any in past years.

Articles which cannot be taken over to the club house will be called for if the club member will get in touch with Mrs. Frank Blake, H.P. 717. And remember! Something you no longer need may find a place in another home where it will be appreciated and used for some time.

Demonstrate Electric Organ, Sunday at Redeemer Church

A demonstration of the Hammond electric organ will be given at the Redeemer Lutheran church on West Central avenue at the morning service this Sunday at 10:30. Mr. Porter Heaps, a well known artist of the Hammond Organ Studios of Chicago, will preside at the console.

Merchants Accept Promotion Program of Retail Committee

About ninety members attended the monthly meeting of the Highland Park Chamber of Commerce held Tuesday evening in Masonic temple. The program of the evening was in charge of the Retail committee who presented a Promotional Events program for the present year.

Highland Park and Ravinia merchants voiced enthusiasm over the program mapped out by this committee and a large majority of local business houses have already applied for the promotion.

Four very timely promotions have been selected, "In Swing with Spring," to be held May 7-11; Dollar Day, August 8th; Harvest Days, Oct. 17-26, and Mid-Winter Value Days, January 16-25. All merchants participating will be given window display and show cards, price cards and street banners.

Highland Park has a potential trading area of 53,000 people, and is destined to become the next largest trading area from Evanston to Waukegan.

The purpose of these value events will be to attract more people to Highland Park's business district and to offer outstanding values in merchandise at reduced prices during these promotion days.

Every member present was in hearty accord with the project, and other business men who were unable to attend the meeting Tuesday evening, whether members of the association or not, who are interested in joining the promotion events are asked to get in touch with either E. A. Belmont, secretary of the Highland Park Chamber of Commerce, or members of the Retail committe, consisting of Paul Olson, chairman, F. J. McDonough, C. Wehrheim, Oscar Lundgren and Fred Fell.

The slogan for the promotional events will be "Forward in Forty."

Bard Memorial Chancel Will Be Dedicated Sunday

The Bard Memorial Chancel given in memory of Mr. George Morris Bard, for many years a member and Elder in the Highland Park Presbyterian church, will be dedicated at the 11 o'clock service this Sunday. The work of installation covering a period of about four months has been completed and the Chancel in its finished state will be dedicated this Sunday. It is of interest to note that this work will stand as the last work to be done by Mr. Thomas Eddy Tallmadge, eminent Chicago architect, who passed away on New Years Day.

The public is invited to this service.

City Officials Proclaim Apr. 19 As Arbor Day In Highland Park

WITH the object of giving official recognition to Arbor Day in our community, your Mayor and Commissioners hereby proclaim April 19th as Highland Park Arbor Day and enlist the cooperation of all citizens in the program of civic beautification sponsored by the Men's Garden club of Highland Park and our schools.

It is our desire that official observance of this day will not only foster tree-planting exercises and the beautification of public and private grounds, but will become the occasion of impressing on the minds of our school children the importance of trees and the role they play in enriching our lives.

FRANK J. RONAN, Mayor
N. S. SHARP — ARTHUR H. SWANSON
LYLE GOURLEY — JEROME P. BOWES, JR.
Commissioners

Arbor Day, the annual tree-planting day generally observed throughout the United States, will be celebrated in Highland Park on April 19 by proclamation of Mayor Frank J. Ronan and the City Commissioners.

The plan of devoting a certain day each year to the public planting of trees and the name Arbor Day were proposed by J. Sterling Morton, then a member of the State Board of Agriculture and later U.S. Secretary of Agriculture. In setting Arbor Day in Highland Park as April 19, our Mayor and Commissioners follow the precedent of celebrating the day as nearly as possible on the birthday of Mr. Morton, April 22.

Men's Garden Club Gives Trees

To give civic impetus to Arbor Day in our community, the Men's Garden Club, through its Civic Committee headed by Mr. Marshall Johnson and Mr. Oliver Turner, has contributed 1500 choice seedling trees to be planted by Districts 107 and 108 in parkways, home grounds, gardens and ravines. The trees the children will be given, together with directions for planting, include: Sugar Maple, American Elm, Linden, American Ash, Flowering Crab Ioensis, Hawthorne Crus, Galli. The Elms and Lindens are recommended for parkway planting, the others for planting back of the property line. The Lindens and Ash may be planted in the ravines.

Caution is advised, for safety reasons, against mass planting in parkways of all trees and shrubbery. In fact, there is a city ordinance specifically forbidding such parkway planting.

Parents are urged to assist the children in the use of these trees and their prompt and proper planting. The donation by the Garden Club in observance of our city's first official Arbor Day is part of that organization's plan for a city even more beautiful than the one we enjoy today.

I'M IN THE ARMY NOW

By

Cpl. Whitt N. Schultz

Our Readers Write

Special to the Highland Park Press

ABOUT HIGHLAND PARKERS . . .

Comes a letter from **Lt. (j.g.) Alan Bede,** son of **Mr. and Mrs. Howard Bede** of 1813 Rice St. Highland Parkers will remember Al was the lad who had a straight "A" average at HPHS and Northwestern and who ran a speedy high hurdle race for coaches. **A. E. "Deac" Wolters** and **"Chuck" Lauer.**

Alan was a supply officer with a Seabee outfit for 16 months in the Pacific area. He's a surplus supply officer now and is touring war plants hereabouts finding ways of selling excess war materials.

He pens . . .

"I've been meaning to write you for a long time . . . I read your column weekly and get a real bang out of it. **(Well, Al, thanks, ol' man.)** Maybe this letter of mine can give you some recent dope on the goings on of Highland Parkers . . .

SEES FRIENDS . . .

"About a month ago **S. Sgt. Tom Simpson (son of Mr. and Mrs. Thomas Simpson of 130 Roger Williams Ave.)** was home from Keesler Field, Miss., where he's in the M.P.'s. . . .

"He's still the same old guy but probably a little quieter than before . . . He's been in the Army since '41 which is a long time in any man's language. **(Righto!)**

"Also home at that time was **Marshall Johnson (son of Mr. and Mrs. Marshall L. Johnson of 2141 Oak Knoll Tr.)** who'd just finished pre-flight training. Now he's at some primary school although I don't know where . . .

"Ensign 'Chuck' Rietz was home not long ago. **(I'm sorry I missed him.)** By now he's commissioned his new LSM. **(Shorter version of LSMFT? Isn't this a war of initials, though?)**

JOE IS OVER THERE . . .

"Lt. Jo Eyler (son of Mr. and Mrs. Godfrey J. Eyler, 334 Marshman) writes that he's been in the CBI theater for over a year, but I can't find out what he's doing. **(Nor I, Al. Last time I saw Jo was just after he received his commission. We met at Ravinia Opera on opening night.)**

"Seaman 1st Class Dick Thorsch (son of Mr. and Mrs. Richard L. Thorsch, 137 Beech St.) is at Coronado Cal., waiting to be shipped out as a quartermaster aboard ship. **(Hmmm. I thought Dick was slated to be a Navy pilot.)**

"Remember **Paul Wells? (Very well.)** He's a dental officer in the Navy and is now aboard an attack transport in the Pacific. **(Around Iwo Jima, perhaps?)**

"Art Hoffman, after being at Great Lakes for a while, is now at Pensacola, Fla., going to aerial gunnery school He had a tough time making up his mind whether to be a radio technician or a physical training instructor . . . He's one busy guy who hasn't changed a bit and is still the prince he always was. **(Agreed. Where's his wife and his baby?)**

Some day perhaps our old gang can get together once more. **(Speed the day)** I hope so. **(I, too.)** Best of luck to you, Whitt." **(Same to you, Al. And thanks for your letter. Write again soon—and that goes for the rest of you Highland Parkers!)**

* * *

HANK WRITES A BIT, TOO . . .

Lt. Hank Wilder — voted the most popular in his high school graduating class, '37, and one of Highland Park's favorites—writes this bit from away out on the lonely, blue Pacific . . .

" . . .There is so much that can be done to help the world — both in our communities and in the world at large. **(True, Hank. If more towns were as fine as Highland Park, this would be a better world, I'm thinking.)** . . .

"There are so many answers—yet so few are correct. How desperately the world needs men with foresight, leadership, and just plain GUTS! **(Like navy officers who are executive officers on mine sweepers in bitter combat areas)...**

IN THE NATION'S SERVICE

Lt. John Benson, of the AAF, arrived in town last Saturday to spend a 22 days' leave with his parents, Mr. and Mrs. Albert Benson, 1412 Pleasant.

Two years in the service, Lt. Benson has served one year in the European area, performing 65 missions over Germany. He possesses the E.T.O. medal with 4 battle stars. At the end of his leave he will be stationed at a California rest camp.

His brother, S/Sgt. Robert, also of the AAF, is now in Italy. The brothers were inducted in service within one month of each other.

—V—

The Fred Moons, 598 Homewood, are represented by their four sons in various areas of war. T/5 Melvin, "Bud," veteran of the invasion of Leyte, and with the first convoy to land on Luzon, is now in a New Guinea hospital, recovering nicely from wounds received in an engagement in or near Manila. Lt. Robert, AAF, and Pfc. Lloyd, member of a hospital unit, are stationed in England. They met recently for a short visit. Pvt. Verne, AAF, training at Ft. Meyer, Fla., expects to become a gunner on a B-29.

—V—

One of the marine corps daughters of the Hearst W. Cadys recently spent a 15-day furlough with her parents at 339 E. Park. Accompanying her was a buddy, Pfc. Gretna Barker, of Lawrenceville, Ind. The young marines are stationed at Pendleton Field, Calif.

Cpl. Margot, the other daughter, is stationed at Honululu, serving in an auditor's office. She was one of the first of the corps to leave the country for overseas.

—V—

Two lieutenants and one captain represent Mrs. George W. Kellner, 157 Vine, in the armed services. Recently 1st Lt. Robert, of the army infantry, married Lt. Evelyn Eiler, of the army nurse corps, adding a fourth officer to the family score. 2nd Lt. William and Capt. George are both stationed in Germany.

—V—

Rev. and Mrs. Christoph Keller, 340 Prospest, are enjoying a visit from their son, Capt. Sherman, squadron navigation officer, and veteran of 40 completed missions in the Pacific theater of war. The captain is the possessor of the distinguished flying cross.

—V—

Robert Wieder, coxswain, USN, 1943 graduate at Highland Park high, who left the country the following August, after completing his basic training at Great Lakes, writes his parents, Mr. and Mrs. Lyle Wieder, 1916 Hiawatha, that he is now stationed on Leyte.

—V—

Two of the three sons of Mr. and Mrs. Joseph Early, 214 N. Second, have been wounded in the service of their country.

Pfc. Howard, wounded in Germany last October, is now a patient in a hospital at Temple, Tex. His wife and daughter are with him. He recently spent a 45-day furlough at home. He has undergone several minor and one major operation.

Pvt. Russell, now at a hospital in Walla Walla, Wash., was injured in New Guinea last September. He expects a furlough soon.

Robert, radar 2/c, USN, has been for 15 months in the Pacific area. His wife and son live in Chicago.

—V—

Camp Davis, N. C. — Captain Charles Osborn of Deerfield, has reported here for duty as the assistant special services officer. Camp Davis is an installation of the army air forces personnel distribution command.

Prior to reporting here, Capt. Osborn was engaged in special services work at both Nashville, Tenn., and Louisville, Ky., at convalescent hospitals. Before entering the service, Capt. Osborn worked with the Caterpillar Tractor company at Peoria, Ill. He previously had attended Bradley Tech in the same city.

Coast Guard Firsts

First to carry the news of Dewey at Manila was the coast guard cutter McCulloch, which carried it from Manila to Hong Kong, where it was put on the cable. And a coast guard-manned frigate fired the first shot in the recent liberation of the Philippines.

Lt. Le Roy R. Haas, USMC, Writes From Iwo Jima

Mr. and Mrs. LeRoy R. Haas, 2116 Grove, Highland Park, have had several letters recently from their son, Marine Lt. LeRoy R. Haas Jr., from Iwo Jima in the South Pacific.

Lt. Haas, former Highland Park high school athlete and captain of the baseball team in his last year, is assigned to headquarters battalion, 3rd Jasco (joint assault signal company) of the 3rd marine division.

In his first letter from Iwo, Lt. Haas said that he was writing from the regimental command post directly behind the firing line. Artillery and mortar shells were still exploding all around them and the whine of Jap snipers' bullets was almost constant. The marines, however, were moving forward and crowding the Japs back against the ocean.

Lt. Haas, who also participated in the invasion of Guam, characterized Iwo as the "most rugged action" so far as the Jap high command had prepared their defenses well. Moving up the center of the island to the north, he reports that while the marines suffered casualties, especially from the Jap 150 mm howitzers, they were gaining steadily and giving the enemy a mauling.

In his second letter, Lt. Haas said that while fighting was still going on, he had reached a point so far up the island that water was visible on either side and the remaining Japs were squeezed into two small pockets on the northernmost point of the island. He said that what he wanted most was a shave and shower, having had neither for more than three weeks, nor had his clothes off in that time. The volcanic ash which covers the island had seeped into his hair, clothes and food, and there was no escape from it. As he wrote, Lt. Haas said that American planes strafing the remaining Japs were flying so low that he could distinctly hear their machine gun fire.

Mr. and Mrs. Haas have two Japanese rifles, one a .25 calibre carbine and the other a .31 calibre sniper's rifle, which their son sent them from Guam, explaining that "the guys he got them from won't need them any more."

Lt. Haas left Northwestern university in his junior year to join the marine corps and has been in the South Pacific a year. He trained at San Diego, graduated from officers training school at Quantico, Va.; the communications school at Fort Monmouth, N. J., and amphibious operations school, Norfolk, Va. He was promoted to first lieutenant in January.

Every Woman Can Help As Red Cross Nurse's Aide

According to Mrs. Richard Kebbon, in charge of nurse's aide recruiting for Highland Park, every woman can find a job by alleviating the nursing shortage. In progress at the present time is a campaign to recruit thousands of women to serve in the nursing branches of the armed forces and civilian hospitals.

This campaign, states Mrs. Kebbon, is a part of a joint nationwide nursing-recruiting plan just completed by American Red Cross officials and all agencies concerned with recruiting army and navy nurses, veterans administration nurses, WAC hospital technicians, Red Cross volunteer nurse's aids and Red Cross home nursing students.

One Hundred One Girls Serve Red Cross Overseas

One hundred and one girls from the Chicago area are serving with the Red Cross overseas as hospital workers, stenographers, and staff assistants.

Red Cross girls are serving in England, North Africa, New Caledonia, India, Sicily, France, Australia, Iceland, Greenland and the Middle East. Other women are needed to help them meet these far-flung assignments. Women over 25 with college or professional experience to qualify them for such work are urged to apply at 529 S. Wabash avenue, Chicago, personnel office, immediately.

Staff assistants are called upon for a variety of recreational work in the clubmobiles, leave area clubs, rest camps, fleet camps, and aerohuts.

Military Funeral for Irvin Veitch, Seabee

Sailors from Great Lakes naval training station assisted at the funeral rites of Irvin Fred Veitch, of the Seabees, on Monday, at 2 p.m. at the United Evangelical church. Mrs. Thelma Daggitt sang two hymns. Rites were conducted by the pastor, Rev. R. S. Wilson.

Irving passed away at a naval hospital in California following a year's illness. He was 20 years of age.

Interment was made at the Northshore Garden of Memories.

A brother, Willard, USN, stationed at Ft. Lauderdale, was present for the services. Also surviving are his mother, Mrs. Lottie Veitch, his grandmother, Mrs. Elizabeth Johnson and an aunt, Mrs. August Bleich, 625 Ridge.

Coast Guard Firsts

First naval force to clean up the pirates of the Spanish Main during the blood-thirsty first quarter of the nineteenth century.

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SAVE OUR TREES

Until a few days ago this was a beautiful, wooded park on Roger Williams Avenue in Ravinia.

For generations these trees have been preserved as part of the natural beauty of Highland Park. Does their destruction mean that our community has lost interest in protecting its most precious asset?

Two of our Park Board members steadfastly opposed the destruction of these trees. These two men, W. Fred Gallagher and Marshall Johnson, have consented to be candidates for reelection.

If Highland Park is to continue to maintain its prestige as a lovely place in which to live, it is essential that only those who appreciate the worth of trees be members of our Park Board. If you want to stop further butchery of our parks, it is your civic obligation to register your disapproval of this ruthless tree slaughter. Go to the polls and vote for

W. FRED GALLAGHER

and

MARSHALL JOHNSON

at the regular Park Board Election, Tuesday, April 3rd

Your report is required by Act of Congress. This Act makes it unlawful for the Bureau to disclose any facts, including names or identity, from your census reports. Only sworn census employees will see your statements. Data collected will be used solely for preparing statistical information concerning the Nation's population, resources, and business activities. Your Census Reports Cannot Be Used for Purposes of Taxation, Regulation, or Investigation.

16-221.1

DEPARTMENT OF COMMERCE—BUREAU OF THE CENSUS

SIXTEENTH CENSUS OF THE UNITED STATES: 1940

POPULATION SCHEDULE

State Illinois — Incorporated place Highland Park — Ward of city — Unincorporated place — S. D. No. 16 — E. D. No. 49-28 — Sheet No. 14 B

County Lake — Township or other division of county Deerfield — Block No. — Institution — Enumerated by me on April 2e, 1940. — Mrs Jeannette Carey, Enumerator.

(Name of unincorporated place having 100 or more inhabitants) (Name of institution and item on which entries are made)

| Line No. | LOCATION: Street, avenue, road, etc. | LOCATION: House number (in cities and towns) | HOUSEHOLD DATA: Number of dwelling in order of visitation | HOUSEHOLD DATA: Home owned (O) or rented (R) | HOUSEHOLD DATA: Value of home, if owned, or monthly rental, if rented | HOUSEHOLD DATA: Does this household live on a farm? (Yes or No) | NAME: Name of each person whose usual place of residence on April 1, 1940, was in this household. BE SURE TO INCLUDE: 1. Persons temporarily absent from household. Write "Ab" after names of such persons. 2. Children under 1 year of age. Write "Infant" if child has not been given a first name. Enter last name of person furnishing information. | RELATION: Relationship of this person to the head of the household, as wife, daughter, father, mother-in-law, grandson, lodger, lodger's wife, servant, hired hand, etc. | PERSONAL DESCRIPTION: Sex—Male (M), Female (F) | PERSONAL DESCRIPTION: Color or race | PERSONAL DESCRIPTION: Age at last birthday | PERSONAL DESCRIPTION: Single (S), Married (M), Widowed (Wd), or Divorced (D) | EDUCATION: Attended school or college any time since March 1, 1940? (Yes or No) | EDUCATION: Highest grade or year completed | EDUCATION: CODE (Leave blank) | PLACE OF BIRTH: If born in the United States, give State, Territory, or possession. If foreign born, give country in which birthplace was situated on January 1, 1937. Distinguish Canada—French from Canada—English and Irish Free State (Eire) from Northern Ireland. | CITIZENSHIP: Citizenship of the foreign born | RESIDENCE, APRIL 1, 1935: IN WHAT PLACE DID THIS PERSON LIVE ON APRIL 1, 1935? For a person who, on April 1, 1935, was living in the same house as at present, enter in Col. 17 "Same house," and for one living in a different house but in the same city or town, enter "Same place," leaving Cols. 18, 19, and 20 blank, in both instances. For a person who lived in a different place, enter city or town, county, and State, as directed in the Instructions. (Enter actual place of residence, which may differ from mail address.) | RESIDENCE, APRIL 1, 1935: City, town, or village having 2,500 or more inhabitants. Enter "R" for all other places. | RESIDENCE, APRIL 1, 1935: COUNTY | RESIDENCE, APRIL 1, 1935: STATE (or Territory or foreign country) | RESIDENCE, APRIL 1, 1935: CODE (Leave blank) | PERSONS 14 YEARS OLD AND OVER—EMPLOYMENT STATUS: Was this person at work (or in the Army, Navy, or CCC) for pay or profit during the week of March 24-30? (Yes or No) | PERSONS 14 YEARS OLD AND OVER—EMPLOYMENT STATUS: If not at work, was he assigned to public emergency work? (Yes or No) | PERSONS 14 YEARS OLD AND OVER—EMPLOYMENT STATUS: If not assigned to public emergency work, was he seeking work? (Yes or No) | PERSONS 14 YEARS OLD AND OVER—EMPLOYMENT STATUS: For persons answering "No" to quest. 21, 22, 23, and 24: Did he have a job or business from which he was temporarily absent or on vacation? (Yes or No) | PERSONS 14 YEARS OLD AND OVER—EMPLOYMENT STATUS: For persons answering "No" to quest. 21, 22, 23, and 24: CODE | PERSONS 14 YEARS OLD AND OVER—EMPLOYMENT STATUS: If at private or nonemergency public employment service office? (Yes or No) | PERSONS 14 YEARS OLD AND OVER—EMPLOYMENT STATUS: If seeking work or assigned to public emergency work: Number of weeks | PERSONS 14 YEARS OLD AND OVER—EMPLOYMENT STATUS: Number of weeks worked in 1939 (Including those not working full time) | OCCUPATION, INDUSTRY, AND CLASS OF WORKER: For a person at work, assigned to public emergency work, or with a job ("Yes" in Col. 21, 22, 23, or 24), enter in Col. 28 his trade, profession, or particular kind of work, and in Col. 29 the industry, business, or establishment in which he works. For a person seeking work ("Yes" in Col. 25), or if he has previous work experience, enter his last regular occupation, industry, and class of worker. If he has had no previous work experience, enter "New worker" in Col. 28, and leave Cols. 29 and 30 blank. OCCUPATION: Trade, profession, or particular kind of work, as—*fireman engineer laborer sawyer saleslady music teacher* | OCCUPATION, INDUSTRY, AND CLASS OF WORKER: INDUSTRY: Industry or business, as—*cotton mill coal mine grocery farm shipyard public school* | OCCUPATION, INDUSTRY, AND CLASS OF WORKER: Class of worker | OCCUPATION, INDUSTRY, AND CLASS OF WORKER: CODE (Leave blank) | INCOME IN 1939 (12 months ending December 31, 1939): Number of weeks worked in 1939 (Including those not working full time) | INCOME IN 1939 (12 months ending December 31, 1939): Amount of money earned in 1939 (Including money, if any, received from emergency public employment) | INCOME IN 1939 (12 months ending December 31, 1939): Did this person receive income from a pension or annuity, emergency relief, or work relief? (Yes or No) | Number of Farm Schedule | Line No. |
|---|---|---

Citation:
"Lake, Illinois, United States records," images, FamilySearch (https://www.familysearch.org/ark:/61903/3:1:3QS7-L9MB-Q37V?view=index : Feb 20, 2026), image 680 of 977; United States. National Archives and Records Administration. Image Group Number: 005459569

https://www.familysearch.org/ark:/61903/3:1:3QS7-L9MB-Q37V?view=index

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STATUTORY (ILLINOIS)
(INDIVIDUAL TO INDIVIDUAL)

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{Chicago Real Estate Board

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FILED FOR RECORD IN RECORDERS OFFICE LAKE COUNTY, ILLINOIS

MAR 17 1966 -1 00 PM

(The Above Space For Recorder's Use Only)

Frank J. Nustra
FRANK J. NUSTRA
RECORDER

THE GRANTORS MARSHALL L. JOHNSON and EDITH D. JOHNSON, his wife,

of the City of Highland Park County of Lake State of Illinois for and in consideration of TEN AND NO/100 ($10.00)---------- DOLLARS, in hand paid,

CONVEY and WARRANT to DAVID M. MICHAELSON and ANNETTE K. MICHAELSON, his wife,

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

Lot 1 in Hill & Stone's Ravine View Subdivision in the South West Quarter (SW1/4) of Section 31, Township 43 North, Range 13, East of the 3rd Principal Meridian, as per plat recorded January 24, 1923 as Document 220135 in Book "L" of Plats, page 50, in Lake County, Illinois

AFFIX "RIDERS" OR REVENUE STAMPS HERE

General Attorney's Office

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

DATED this 23rd day of February 1966

Marshall L. Johnson (Seal) Edith D. Johnson (Seal)

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

(Seal) (Seal)

State of Illinois, County of Lake ss., I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Marshall L. Johnson and Edith D. Johnson, his wife

IMPRESS SEAL HERE

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

Given under my hand and official seal, this 23rd day of February 1966

Commission expires Sept. 15 1966

Theodore E. Cornell, Jr. NOTARY PUBLIC

ADDRESS OF PROPERTY:
273 Sheridan Rd
Highland Park, Ill.

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

SEND SUBSEQUENT TAX BILLS TO:
Chicago Title & Trust Co.
(NAME)
Lake County Division
(ADDRESS)

MAIL TO: NAME Mayer, Friedlich, Spiess, Tierney, Brown & Platt
ADDRESS 231 South La Salle
CITY AND STATE Chicago, Ill.

OR RECORDER'S OFFICE BOX NO.

DOCUMENT NUMBER

Form 1 1030 REGISTRATION CARD No. 78

1. Name in full: 1451 Marshall Liston Johnson (Given name) (Family name) — Age, in yrs.: 25
2. Home address: 1445 Greenleaf Ave (No.) (Street) Chicago (City) Ill. (State)
3. Date of birth: April (Month) 16 (Day) 1892 (Year)
4. Are you (1) a natural-born citizen, (2) a naturalized citizen, (3) an alien, (4) or have you declared your intention (specify which)? A natural born citizen
5. Where were you born? St. Paul (Town) Minnesota (State) U. S. A. (Nation)
6. If not a citizen, of what country are you a citizen or subject? —
7. What is your present trade, occupation, or office? Supt. of Landscape Construction
8. By whom employed? Jens Jensen
   Where employed? 815—64 East Van Buren St.
9. Have you a father, mother, wife, child under 12, or a sister or brother under 12, solely dependent on you for support (specify which)? No
10. Married or single (which)? Single Race (specify which)? Caucasian
11. What military service have you had? Rank None; branch —; years —; Nation or State —
12. Do you claim exemption from draft (specify grounds)? No

I affirm that I have verified above answers and that they are true.

Marshall Liston Johnson
(signature or mark)

If person is of African descent, tear off this corner

REGISTRAR'S REPORT 12-2-29-A

1. Tall, medium, or short (specify which)? tall Slender, medium, or stout (which)? slender
2. Color of eyes? blue Color of hair? light brown Bald? no
3. Has person lost arm, leg, hand, foot, or both eyes, or is he otherwise disabled (specify)? No

I certify that my answers are true, that the person registered has read his own answers, that I have witnessed his signature, and that all of his answers of which I have knowledge are true, except as follows:

Abigail Mechem
(Signature of registrar)

Precinct 99
Ward 25 Chicago
City or ~~County~~
State Illinois

June 5, 1917.
(Date of registration)

Local Board
Division No. 57, Chicago
7075 No. Clark St., Chicago, Ill.

Citation:
"Illinois, United States records," images, FamilySearch (https://www.familysearch.org/ark:/61903/3:1:33S7-814V-989F?view=index : Feb 20, 2026), image 4227 of 5680; United States. National Archives and Records Administration,United States. National Archives and Records Administration. Atlanta Branch.
Image Group Number: 005248474

https://www.familysearch.org/ark:/61903/3:1:33S7-814V-989F?view=index

NAMES, PRESENT AND ABSENT, AND RANK. (Commissioned and noncommissioned officers according to rank. Surnames of all enlisted men will precede Christian names. Privates of each class in alphabetical order.)	WHEN ENLISTED.	All present and mustered except those indicated in this column by the word ABSENT.	REMARKS.
GRACE, JAMES R.,	AUG 27 1917		ASSGND TO CO PER V.O.C.O. AUG 27 1917
GRAFF, HENRY W.,	AUG 27 1917		ASSGND TO CO PER V.O.C.O. AUG 27 1917
GUELTIG, CHARLES E.,	AUG 27 1917		ASSGND TO CO PER V.O.C.O. AUG 27 1917
GUNDERSON, HENRY,	AUG 27 1917		ASSGND TO CO PER V.O.C.O. AUG 27 1917
GUSTIN, ALPHEUS,	AUG 27 1917		ASSGND TO CO PER V.O.C.O. AUG 27 1917
GUSTIN, ROBERT V.,	AUG 27 1917		ASSGND TO CO PER V.O.C.O. AUG 27 1917
HARRIS, HOLLY P.,	AUG 27 1917		ASSGND TO CO PER V.O.C.O. AUG 27 1917
HEFFERAN JR., WILLIAM S.,	AUG 27 1917		ASSGND TO CO PER V.O.C.O. AUG 27 1917
HERZOG, BERTRAM,	AUG 27 1917		ASSGND TO CO PER V.O.C.O. AUG 27 1917
HAMILTON, JOHN W.,	AUG 30 1917		ASSGND TO CO PER V.O.C.O. AUG 30 1917
HIELD, HORACE H.,	AUG 27 1917		ASSGND TO CO PER V.O.C.O. AUG 27 1917
HUBERT, ROLLAND E.,	AUG 27 1917		ASSGND TO CO PER V.O.C.O. AUG 27 1917
HULBERT, PAUL C.,	AUG 27 1917		ASSGND TO CO PER V.O.C.O. AUG 27 1917
HUTCHESON, RODERIC H.,	AUG 27 1917		ASSGND TO CO PER V.O.C.O. AUG 27 1917
HUTCHINSON, ALFRED H.,	AUG 27 1917		ASSGND TO CO PER V.O.C.O. AUG 27 1917
INGWERSEN, HENRY,	AUG 27 1917		ASSGND TO CO PER V.O.C.O. AUG 27 1917
JAMES, RAYMOND M.,	AUG 27 1917		ASSGND TO CO PER V.O.C.O. AUG 27 1917
JANSEN, PHILIP,	AUG 27 1917		ASSGND TO CO PER V.O.C.O. AUG 27 1917
JOHNSON, MARSHALL LISTON,	AUG 27 1917		ASSGND TO CO PER V.O.C.O. AUG 27 1917
KEARNEY, THOMAS,	AUG 27 1917		ASSGND TO CO PER V.O.C.O. AUG 27 1917
KENNERLY, JAMES P.,	AUG 27 1917		ASSGND TO CO PER V.O.C.O. AUG 27 1917
KUGLER, JAMES S.,	AUG 27 1917		ASSGND TO CO PER V.O.C.O. AUG 27 1917
LAFFEY, JAMES E.,	AUG 27 1917		ASSGND TO CO PER V.O.C.O. AUG 27 1917
LARSEN, HANS C.,	AUG 27 1917		ASSGND TO CO PER V.O.C.O. AUG 27 1917
LEVIS, WILLIAM E.,	AUG 27 1917		ASSGND TO CO PER V.O.C.O. AUG 27 1917
LEY, JAMES J.,	AUG 27 1917		ASSGND TO CO PER V.O.C.O. AUG 27 1917
LILLARD, PAUL,	AUG 27 1917		ASSGND TO CO PER V.O.C.O. AUG 27 1917
LINSLEY, CLYDE M.,	AUG 27 1917		ASSGND TO CO PER V.O.C.O. AUG 27 1917

8—2557

Do not write in this space. See Instruction 5.

Citation:
"United States records," images, FamilySearch (https://www.familysearch.org/ark:/61903/3:1:3QHV-F3CL-Y6ZD?view=index : Feb 20, 2026), image 68 of 1882; United States. National Archives and Records Administration. St. Louis Missouri. Image Group Number: 106381510

https://www.familysearch.org/ark:/61903/3:1:3QHV-F3CL-Y6ZD?view=index

Photo added by Judi B

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Marshall Liston Johnson

BIRTH 16 Apr 1892
Saint Paul, Ramsey County, Minnesota, USA

DEATH 1 Mar 1967 (aged 74)
Highland Park, Lake County, Illinois, USA

BURIAL Lake Forest Cemetery
Lake Forest, Lake County, Illinois, USA Add to Map

PLOT Section E, Block 9, Row 6, Lot 21

MEMORIAL ID 159771913 · View Source

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Marshall L. Johnson, 74, of 1920 Green Bay rd., Highland Park, a landscape architect and resident of Highland Park for 46 years, died yesterday in Highland Park hospital.

He was once associated with the late Jens Jensen, designer of Chicago's Garfield park and other national beauty spots. Mr. Johnson designed the Ford exhibition for the 1933 Chicago World's fair. He was a member of the Highland Park planning commission and park board. During World War I as a second lieutenant he received the Croix de Guerre for capturing German soldiers.

Surviving are his widow, Edith; three sons, Marshall L. Jr., Bruce J., and Donald C.; seven grandchildren; and a brother, Ralph. Services will be held at 11 a.m. tomorrow in the First Presbyterian Church of Lake Forest, at Deerpath and Sheridan roads, Lake Forest.
[*Chicago Tribune*, "M. L. Johnson, Architect, Is Dead at Age 74", Chicago, Illinois, March 2, 1967.]

CITY OF HIGHLAND PARK
HISTORIC PRESERVATION COMMISSION

RESOLUTION NO.

A RESOLUTION MAKING A PRELIMINARY LANDMARK DESIGNATION RECOMMENDATION FOR 273 SHERIDAN ROAD

WHEREAS, on February 11, 2026, pursuant to Section 24.025(A) of "The Highland Park Code of 1968," as amended (***"City Code"***), Kimberly and Barry Schliesmann (collectively known as the ***"Owner"***), the record title owners of that certain real property located at the address commonly known as 273 Sheridan Road 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 March 12, 2026 notice of which meeting was delivered on February 23, 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 was built in the French Eclectic Style, and includes many of the architectural features of that style; and

WHEREAS, the landscape of the Property was designed and constructed in the Prairie Landscape Style, and includes many of the design features of that style; and

WHEREAS, the landscape of the Property was designed by notable landscape architect Marshall L. Johnson whose individual works had an influence on the City; and

WHEREAS, the Property was the home of notable person Marshall L. Johnson who contributed to the development of the City; and

WHEREAS, the Property exhibits elements of fine design, detailing, materials and craftsmanship that render it architecturally significant; and

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

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

CITY OF HIGHLAND PARK
HISTORIC PRESERVATION COMMISSION

RESOLUTION NO.

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) and 24.015(7) 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: March 12, 2026

RESOLUTION NO.

_____
Erica Weeder, Chairperson

ATTEST:

_____
Maddy Markle, Commission Secretary

DRAFT