

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

**April 15, 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, a special 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 Wednesday, April 15, 2026, at City Hall - Council Chambers, 1707 St Johns Avenue, Highland Park, Illinois, during which meeting it is anticipated that there will be a discussion of the following items.

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

Individuals with questions or feedback about an agenda item may [email the Staff Liaison Maddy Markle](#). 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. March 12, 2026 Regular Meeting Minutes
- IV. Scheduled Business**
  - A. 147 Central Avenue — Review of Written Report to the Plan and Design Commission Regarding Planned Development
  - B. 670 De Tamble Avenue — Final Consideration of Landmark Nomination
  - C. 273 Sheridan Road — Final Consideration of Landmark Nomination
- V. Discussion Items**
- VI. Business from the Public (Individuals wishing to be heard regarding items not listed on this agenda)**
- VII. Other Business**
  - A. Next Regular Meeting to Occur May 14, 2026
- VIII. Staff Report**
- IX. Adjournment**

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

**MEETING DATE:** Thursday, March 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. She requested a 10-minute break so Commissioners may read handouts just presented.

Commissioner Gonka arrived at 6:38 p.m.

**ROLL CALL**

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

Councilmember Absent: Blumberg

Student Council Present: Cooper Baum

Student Council Absent: Gabi Goldstein, Amelia Koslow

Staff declared that a quorum was present.

Staff Present: Fontane, Coleman, & Markle

Guests Present: Ken & Marcia Kotula/Petitioner, Owners  
Kim Schliesmann/Petitioner, Owner  
Thomas Hiller and Peijian Sun/ Petitioner, Owner  
Cal Bernstein, Attorney/Samuels & Bernstein

Others Present: Gale Cerabona, Recorder

**APPROVAL OF MINUTES**

*Regular Meeting of the Historic Preservation Commission – February 12, 2026*

Commissioner Pines moved to approve the regular meeting minutes of February 12, 2026. Commissioner Greenbaum seconded the motion.

On a voice vote

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

Voting Nay: None

1 Staff declared that the motion passed unanimously.

2  
3 Planner Markle advised that copies of public letters are available (specifically two letters from Mr. Cal  
4 Bernstein, Attorney with Samuels & Bernstein, for the case at 147 Central Avenue).

5  
6 **SCHEDULED BUSINESS**

7 Commissioner Ehrlich suggested the last three items be moved up on the agenda. Chairperson Weeder  
8 concurred, and the order was rearranged.

9  
10 1. Final Consideration of Landmark Nomination – 818 Hill Street

11 Planner Markle offered a presentation:

- 12 • Not Surveyed
- 13 • Tudor style with Swedish Folk elements
- 14 • Builder & Architect is Harry Bengston
- 15 • Landmark Designation Process
- 16 • Elevations were shown
- 17 • Previous Consideration (from the February 12, 2026, HPC meeting)
- 18 • Findings of Fact
- 19 • Landmark Criteria
- 20 • Recommendation

21  
22 Commissioner Portman moved to recommend a Landmark Nomination to City Council. Commissioner  
23 Ehrlich seconded the motion.

24  
25 On a roll call vote

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

28 Voting Nay: None

29  
30 Staff declared that the motion passed unanimously.

31  
32 2. Preliminary Consideration of Landmark Nomination – 670 De Tamble Avenue

33 Planner Markle offered a presentation:

- 34 • Landmark Designation Process
- 35 • Arthur Vetter House
- 36 • Tudor style
- 37 • Built in 1928
- 38 • Builder is Arthur Vetter
- 39 • Contributing Structure in the 2006 Bob O'Link survey
- 40 • Elevations were shown
- 41 • Notable Architectural Features
- 42 • Tudor-style Characteristics
- 43 • Arthur & Mabel Vetter
- 44 • Daniel Vetter
- 45 • Chain of Title
- 46 • Alteration History (before & after photos were shown)
- 47 • 2003-2004 Preservation Award Winner

- 1 • Landmark Criteria
- 2 • Recommendation

3  
4 Mr. Ken Kotula, Petitioner, stated the house is nearing 100 years of age. He explained the revisions. The  
5 implanted stone and brick work (and stucco) fit more into a Cotswold-hybrid cottage. The neighbor, Lisa  
6 Temkin, brought a letter (from after their fire occurred in 2008; previously addressed as 556) which was  
7 distributed. The Kotula's love the house and raised their family there. The house was built October 28, 1928.  
8 Mr. Kotula noted this house deserves a landmark nomination. It has been repaired and enhanced.

9  
10 Some HPC comments are:

- 11 • Commissioner Ehrlich would like a picture taken of the letter, so it is in the record.
- 12 • Commissioner Portman appreciates the owners honoring the house.
- 13 • Chairperson Weeder said this house is charming, well-composed, detailed and worthy of Criteria 1, 3,  
14 4, & 6.
- 15 • Commissioner Portman:
  - 16 ○ referenced the differences. Commissioners stated the dormer & French doors were added.  
17 He noted a typo.
  - 18 ○ stated the owners, son & father Arthur & Daniel, are significant. The house won the  
19 Preservation award. He asked, and Planner Marke said Bob O'Link has historic homes in that  
20 survey area.

21  
22 Chairperson Weeder asked if anyone in the audience wishes to speak. There was no one.

23  
24 Commissioner Greenbaum moved that this meets Criteria 1, 3, 4, & 6; has sufficient integrity of design; and  
25 is recommended for a Preliminary Consideration of Landmark Nomination. Commissioner Ehrlich seconded  
26 the motion.

27  
28 On a roll call vote

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

31 Voting Nay: None

32  
33 Staff declared that the motion passed unanimously.

34  
35 **3. Preliminary Consideration of Landmark Nomination – 273 Sheridan Road**

36 Planner Markle offered a presentation:

- 37 • Landmark Designation Process
- 38 • Marshall Johnson House
- 39 • Significant rating in the 2003 Braeside survey
- 40 • French Eclectic style
- 41 • Built in 1935
- 42 • Architect & Builder are unknown
- 43 • Marshall Johnson
  - 44 ○ Notable landscape architect
  - 45 ○ Trained and worked under Jen Jensen
  - 46 ○ Jen Jensen's son-in-law
- 47 • Elevations were shown

- 1 • Aerial view was illustrated
- 2 • Notable Architectural Features
- 3 • French-Eclectic style Characteristics
- 4 • Chain of Title
- 5 • Alteration History
- 6 • Landmark Criteria
- 7 • Recommendation

8  
9 Chairperson Weeder asked if anyone from the public wishes to speak. The following came forward:

- 10 • Lisa Temkin gave a brief history.

11  
12 Ms. Kim Schliesmann, Petitioner, advised they are the third owner and were taken by this house. The  
13 outside will remain the same. An architectural, Belmont-style, shingle roof is slated to exactly match. The  
14 inside is amazing. There is a piece of stained glass (3x4 from the World’s Fair) mounted in the inside. The  
15 paving stones might have been a gathering circle. Perhaps students could recreate the yard (via a program).  
16 They wish to protect this house. There is no water damage and is in remarkable shape.

17  
18 Commissioner Portman shared the University of Illinois has local extension offices.

19  
20 Chairperson Weeder asked if anyone in the audience wishes to speak. The following came forward:

- 21 • Mary Seyfarth stated Marshall Johnson is the designer of the Rose Garden.

22  
23 Commissioner Portman asked, and Planner Markle said, regarding Criteria 7, the HPC may want to consider  
24 this as a significant corner lot.

25  
26 Commissioner Greenbaum moved that Criteria 1, 3, 4, 5, 6, & 7 are met. This house has sufficient integrity,  
27 and the HPC wishes to adopt a Preliminary Landmark Nomination. Commissioner Ehrlich seconded the  
28 motion.

29  
30 On a roll call vote

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

33 Voting Nay: None

34  
35 Staff declared that the motion passed unanimously.

36  
37 4. Review of Written Report to the Plan and Design Commission regarding Planned Development – 147  
38 Central Avenue

39 Planner Markle offered a brief presentation:

- 40 • HPC is required to give a recommendation to the PDC
- 41 • Prior HPC Consideration on January 8, 2026
  - 42 ○ a report was summarized by Staff
- 43 • Recommendation

44  
45 Senior Planner Coleman read the first part of the memo on Page 10. Planner Markle said the report goes  
46 into more detail.

1 Chairperson Weeder said this is an unusual situation, as the attorney wrote a letter that the HPC is not  
2 competent to discuss/vote. Discussion took place on the two agenda items relating to this matter.

3  
4 Commissioner Ehrlich said the HPC is being asked to address something based on the facts on the ground at  
5 the time of the ruling (as they presently exist). The historic designation was made as one property. The  
6 property line exists where it was designated. It is not currently subdivided. This is Monticello in Highland  
7 Park. He has seen nothing that gives the HPC the power to do this. The HPC should do nothing on this. A  
8 COA is needed. Commissioner Ehrlich can't believe he is being threatened with a constitutional  
9 amendment. The HPC will make a recommendation/motion that the designation remains, and the HPC or  
10 City Council don't have the authority to change that. He is upset he was never given the design commission  
11 document. What is relevant is an attorney made a comment that a \$2,500 public benefit/donation would be  
12 given.

13  
14 Director Fontane said there are two applications before the HPC. Part of the PDC's purview is to decide  
15 several things. The HPC is being consulted. He expounded on the process.

16  
17 Some HPC comments are.....

- 18 • Commissioner Portman is not in favor of agreeing to the second point in the drafted written  
19 recommendation.
- 20 • Commissioner Gonka said building on the lot affects the landmark designation.

21  
22 Director Fontane reminded the size of this property triggers a Planned Development. The Planned  
23 Development process does not remove a landmark designation.

- 24  
25 • Commissioner Ehrlich expressed that Corporation Counsel hasn't said the HPC cannot operate  
26 without facts on the ground. He feels a joint meeting should take place with the PDC.

27  
28 Senior Planner Coleman explained the PDC process and request for input from the HPC.

- 29  
30 • Chairperson Weeder believes the bullet points on drafted written recommendation are well  
31 considered. She'd like it to be more specific (on restrictive yard setbacks....). Director Fontane  
32 explained same. Chairperson Weeder would like to have more time to study this.

33  
34 Director Fontane said this is not a conversation between two Commissions. It is a request to obtain  
35 the HPC's vantage point.

- 36  
37 • Commissioner Portman would like to add on the second part of the written  
38 recommendation.....allowing any structure to be built on Lot B will create more density on the  
39 existing estate. Planner Markle said this is noted and read same.
- 40 • Commissioner Ehrlich concurred.
- 41 • Commissioner Gonka would like to add information on the COA even if it's redundant.

42  
43 Commissioner Gonka moved to continue this matter to add more research as per this discussion tonight.  
44 Commissioner Ehrlich seconded the motion. Commissioner Gonka amended the motion that this be  
45 continued to a date in April. Commissioner Ehrlich accepted the amendment.

46  
47 On a roll call vote

1 Voting Yea Chairperson Weeder; Commissioners Ehrlich, Gonka, Greenbaum, Hartinger, Pines,  
2 & Portman  
3 Voting Nay: None  
4

5 Staff declared that the motion passed unanimously.  
6

7 5. Continuation of Partial Landmark Removal – 147 Central Avenue

8 Planner Markle offered a presentation:

- 9 • Prior HPC Consideration
- 10 • Summary of Application
- 11 • Photos were shown
- 12 • Prior Designation
- 13 • Recommendation
- 14

15 Mr. Bernstein, Attorney with Samuels & Bernstein, shared the PDC has discussed nothing further at this  
16 time, as it awaits input from the HPC. It was noted subdivision relief is being requested; is a through lot.  
17

18 Chairperson Weeder asked if anyone from the public wishes to speak. The following came forward:

- 19 • Kelsey Gonzalez referred to her extensive comments. She would like the HPC to have its own  
20 language on the previous matter. Ms. Gonzalez stated....what is binding is this item (landmark  
21 removal). She read excerpts from her letter. The HPC is here to protect Highland Park residences.  
22 Other entities went through an extensive review. It is ridiculous that the City wouldn't protect this,  
23 as it's a public treasure. If this occurs, Highland Park's preservation program preserves nothing.  
24

25 Commissioner Gonka expressed that while the whole process is confusing the items discussed are  
26 relevant. Planner Markle explained the footnote. Corporation Counsel drafted the Resolution.  
27 Director Fontane said what's in the packet is a draft.  
28

- 29 • Tom Corning defers to Ms. Gonzalez, as she is more invested and closer to the property. He concurs  
30 with Ms. Gonzalez. Calling this Monticello is an appropriate measure. The Central Street Bridge is  
31 large, trees were removed. Mr. Corning likes that input from the PDC and HPC is being sought. He  
32 thanked the HPC. Mr. Corning would like to see the landmark removal item be thrown away. He is  
33 sensitive that this is a burden. Mr. Corning would like to see serious FAR, bulk restrictions, etc., be  
34 put in place. There is not an Appearance Review Commission for any property. It is important,  
35 architecturally, that neighbors don't see a black box. It is a prime property. To make this a palatable  
36 venture, he would like to see comments, restrictions, and conditions applied.  
37

38 Director Fontane expounded on the process.  
39

40 Some HPC comments are.....

- 41 • Commissioner Gonka said the gate is not on the property. A little bit of a fence is. It was stated this  
42 meets Criteria 3 & 7.
- 43 • Commissioner Ehrlich believes this should be continued, dovetailed with the previous agenda item.
- 44 • Commissioner Gonka said there isn't anyone from the public who wants to see this subdivided. The  
45 Commission is knowledgeable about the Criteria and can consider the Criteria. There is no question  
46 that the lot meets at least two Criteria. Commissioner Greenbaum concurred.
- 47 • Commissioner Gonka said the Commission is confident in their ability to assess a Landmarked parcel.

- Commissioner Portman believes Criteria 4 is met.
- Commissioner Ehrlich believes Criteria 2 is met.
- Commissioner Greenbaum believes Criteria 1 is met. Commissioners Pines and Ehrlich concurred.
- Commissioner Pines doesn't believe Criteria 2 applies. More information is needed.

Commissioner Gonka moved to find that Lot B located at 147 Central Avenue does satisfy Landmark Criteria 1, 3, 4, & 7, does have sufficient integrity of design, and recommends City Council not adopt a Landmark Removal ordinance.

Commissioner Greenbaum seconded the motion.

On a roll call vote

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

Voting Nay:                      None

Staff declared that the motion passed unanimously.

### **DISCUSSION ITEMS**

#### **1. 2026 Preservation Month Events**

Planner Markle advised that Staff recommends a Walking Tour/Open House of The Highlands. Senior Planner Coleman said this would be confirmed tomorrow with City Management. Commissioner Pines asked, and Senior Planner Coleman replied this would be in place of the Bicycle Tour. Commissioner Ehrlich would like to invite Jean Sogin due to her vast knowledge. Everyone agreed this would be a great event.

Student Council Baum departed the meeting at 9:34 p.m.

Planner Markle advised the event for the Preservation Awards would be at the Willets House on May 7, 2026, at 6:30 p.m. The deadline for nominations is April 1, 2026.

### **BUSINESS FROM THE PUBLIC**

There was no Business from the Public.

### **OTHER BUSINESS**

#### **1. Next Regular Meeting is Scheduled for April 15, 2026**

It was noted the next regular HPC Meeting is scheduled for April 15, 2026.

### **STAFF REPORT**

There was no Staff Report.

### **ADJOURNMENT**

Commissioner Gonka moved to adjourn at 9:41 p.m. Commissioner Hartinger seconded the motion.

On a voice vote

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

Voting Nay:                      None

1 Staff declared that the motion passed unanimously.

2

3 Respectfully Submitted,  
4 Gale Cerabona, Recorder

5

6 **MINUTES OF A REGULAR MEETING ON FEBRUARY 12, 2026, WERE APPROVED WITHOUT CORRECTIONS.**

DRAFT

**Date:** April 15, 2026  
**To:** Historic Preservation Commission (HPC)  
**From:** Maddy Markle, Planner I  
**Subject:** 147 Central Avenue – Zoning Review

**Background.**

On [March 12, 2026](#), the HPC reviewed a written recommendation to the Plan and Design Commission (“PDC”) drafted by staff on behalf of the HPC. The HPC directed staff to conduct research on possible setback restrictions that the Commission could use to inform its formal recommendation on this matter. The following is a zoning review of the site followed by recommendations.

**Zoning Review.**

The proposed Lot Two will be 89,726 SF and be located in the [R4 residential zoning district](#) and the [Lakefront Overlay Zone \(LFOZ\)](#). The lot must conform to the relevant R4 Low Density Residential District Regulations found in [Sec. 150.703 of Code](#).

The R4 District requires:

- Minimum lot area of 20,000 SF.
- Minimum 40 ft. front yard.
- Minimum side yard of 12 ft.<sup>1</sup>
- Minimum rear yard of 35 ft. or 20% if lot depth.<sup>2</sup>
- Maximum building height of 32 ft.
- Maximum accessory structure height of 18 ft.
- Maximum Floor Area<sup>3</sup> of 15,394 ft.
- Established Building Setback (“EBS”) is the average front yard setbacks of all the buildings on the block. In the case of 147 Central, the block’s EBS is approximately 85 ft.

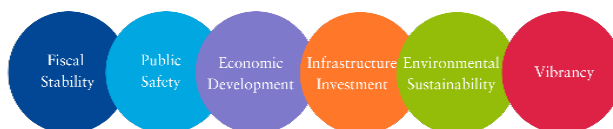
FLOOR AREA RATIO CALCULATOR			
Section 150.703.3 - Regulations for Low Density Residential FAR			
Lot Area (FAR Tiers)	Actual Lot Area	Max FAR (%)	Max Floor Area (SF)
< 7,260			
7,260 - 9,999			
10,000 - 11,999			
12,000 - 19,999			
20,000 - 39,999			
40,000 - 79,999			
80,000 - 136,079	89,726	17.16	15,394
> 136,080			

*Figure 1.* Maximum Floor Area Ratio for Proposed Lot Two

<sup>1</sup> Provided that the total depth of all side yards is at least 30% of Lot Width. In this case, the total depth of all side yards must be 77.4’. The side yard closest to the Cornelius Field House must be a minimum of 12 ft. when the opposite side yard is 65.41 ft.

<sup>2</sup> Whichever is less.

<sup>3</sup> Floor area ratio (“FAR”) is the ratio of a building's total floor area (gross floor area) to the size of the piece of land upon which it is built. See *Figure 1*.



The LFOZ requires:

- Minimum lot area of 40,000 SF.
- Average lot width of 100 ft.

The proposed site plan (**Attachment A**) provided by the applicant meets the above requirements.

Proposed Lot Two:

- 123.34 ft. front yard
- 65.41 ft. east side yard
- 12 ft. west side yard (yard closest to Cornelius Field House)
- 89,726 SF lot area.

The full zoning review provided to the Plan and Design Commission at the January 6, 2026 meeting can be found here:

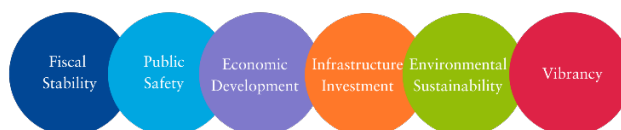
<https://highlandparkil.portal.civicclerk.com/event/278/files/report/2576>

**Nearby Properties.<sup>4</sup>**

Property	Front Yard	East Side Yard	West Side Yard	SF AGLA <sup>5</sup>	SF Lot Area
Proposed Lot Two	123.34 ft.	65.41 ft.	12 ft.	N/A	89,726
Proposed Lot One (Cornelius Field House)	123.34 ft.	20 ft.	30 ft.	4,943	88,808
175 Central Avenue	120 ft.	60 ft.	60 ft.	5,948	45,341.6
142 Central Avenue	45 ft.	26.86 ft.	7.81 ft.	3,513	19,998.4
210 Central Avenue	50 ft.	12 ft.	25 ft.	7,733	19,998.4

<sup>4</sup> Please note the numbers provided below are sourced from Lake County and are approximations.

<sup>5</sup> AGLA (Above Grade Living Area) is the square footage of a structure not including basement square footage. This is similar, but not identical to how the City defines “*Floor Area of a Building for the Purpose of Calculating F.A.R.*” in [Sec. 150.202](#). AGLA is the closest approximation staff has to F.A.R. of a building without exact building plans.



**Recommendation.**

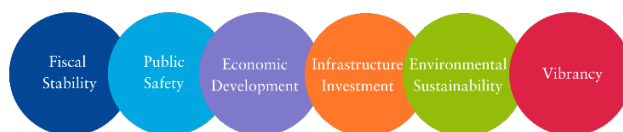
Staff recommends the HPC consider recommending reasonable conditions regarding zoning dimensional standards.

Such reasonable conditions could include:

- Recommending a more restrictive side-setback minimum than required by Code.
- Recommending the proposed lot line be moved further from the Cornelius Field House.
- Recommending more restrictive FAR requirements.

**Attachments**

- A. Proposed Site Plan, Provided by Applicant





**Date:** April 21, 2026  
**To:** Plan and Design Commission  
**From:** Historic Preservation Commission  
**Subject:** 147 Central Avenue – Written Report to Plan and Design Commission

**Background.**

On [January 8, 2026](#), the Historic Preservation Commission (“HPC”) considered the impact of the proposed Planned Development on the Historically Significant property located at 147 Central Avenue.

This matter is before the HPC because the Director of Community Development has determined that the property at 147 Central Avenue is a Historically Significant property, as it is a Local Landmark.

The HPC is required to provide a non-binding recommendation to the Plan and Design Commission per [Sec. 150.530\(E\)\(2\)](#) of Code.

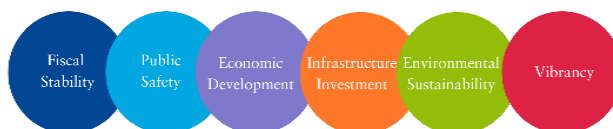
[Sec. 150.530\(E\)\(2\)](#) of Code states the Historic Preservation Commission shall

- (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 Historic Preservation Commission’s report is an important part of the Plan and Design Commission’s consideration of whether the [Sec.150.520\(C\)](#) Planned Development standard<sup>1</sup> is met as part of its PUD recommendation to City Council. The Applicant for a Planned Development must demonstrate that the proposed Planned Development satisfies and incorporates, to the greatest extent practicable, the design standards in [Sec. 150.520](#).

The following is intended to be the required Report of the HPC with its findings and recommendations, per its deliberations on the [January 8, 2026 Regular Meeting](#), [March 12, 2026 Regular Meeting](#) and [April 15, 2026 Special Meeting](#).

<sup>1</sup> Sec. 150.520(C) *Historic Resources*. “The Planned Development shall preserve all (1) locally designated landmarks, and (2) properties, structures, areas, objects, and landscapes determined to be historically significant by the Historic Preservation Commission in accordance with [Chapters 24](#) or 170 of the Code.”



**Findings.**

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

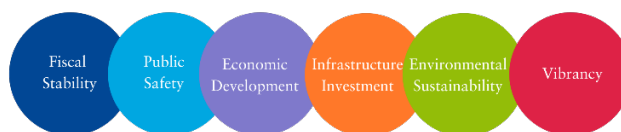
*“The subdivision of the lot would significantly impact the historical significance of the property at 147 Central Avenue based on the historic fence, columns that make-up the gate, relocation of the new driveway and its impact on the curb appeal, and the growing density of the lot.”*

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

- Wrought-Iron Fence Element
  - The HPC finds that the wrought-iron fence is associated with a notable person (Cornelius Field), embodies the Victorian landscape style, is identifiable as the work of a notable builder (Cornelius Field), and embodies detailing that renders it visually significant. The wrought-iron fence is an established visual feature of the property. Furthermore, the wrought-iron fence retains sufficient integrity of location, design, materials, and workmanship.
  - The HPC finds that the Planned Development will disrupt the historic wrought-iron fence located along the front lot line. In order to create a new driveway the applicant will have to disrupt the continuity of the historic wrought-iron fence. The HPC is opposed to the destruction of the fence to make room for a new driveway and notes that a shared driveway could aid in preserving the historic fence.
- Gatepost Elements<sup>2</sup>
  - 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.

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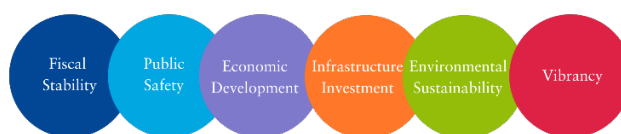
<sup>2</sup> The gatepost is located in the public-right-of-way. The HPC discussed the gatepost because the PDC has the ability to consider off-site impacts.



- 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 driveway’s placement. Requiring a shared driveway easement would preserve the driveway placement element of this property.
- 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 increase the density of the property and will fundamentally diminish the estate’s setting.

**Recommendation.**

- The HPC recommends denial of the proposed Planned Development on the basis that the proposed plan will irreversibly alter the property’s historic site setting.
- The HPC further emphasizes that the open space on the property contributes to the estate setting of the Cornelius Field Property, and is an integral part of the historic



resource. The HPC finds that allowing the construction of any structure on Lot B will create more density and detract from the property’s historic significance.

- Although the HPC does not recommend approval, should the Planned Development be approved, the HPC further recommends the following conditions:
  1. That the Plan and Design Commission require a more restrictive yard setbacks on the proposed Lot B (HPC to specify), and require the preservation of the gateposts, the wrought-iron fence, the heritage trees, and use of the driveway in its existing location with no additional driveway as conditions of approval.
  2. Prohibit additional zoning relief related to Lot B.

**Important Regulatory Note.** Any construction on a newly created Lot B will be a Regulated Structure and require a Certificate of Appropriateness from the HPC per [Sec. 24.030](#) of Code. <sup>3</sup>

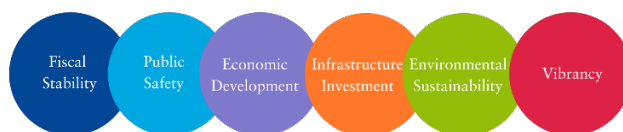
**Historic Preservation Commission Consideration.**

**Attachment 1** is the staff report that informed the HPC’s consideration of this matter and **Attachments 2-4** are the meeting minutes from the [Jan. 8, 2026 HPC Regular Meeting](#) as well as the draft minutes from the **April 15, 2026 HPC Special Meeting**.

**Attachments**

1. 1.8.26 HPC Staff Report
2. 1.8.26 HPC Regular Meeting Minutes
3. 3.12.26 HPC Regular Meeting Minutes
4. DRAFT 3.15.26 HPC Special Meeting Minutes
5. Public Comment Submitted to HPC 1.8.26
6. Public Comment Submitted to HPC 3.12.26

<sup>3</sup> COA applications for new construction are reviewed using “Criteria for Certificate of Appropriateness for New Construction” found in [Sec. 24.030\(C\)](#) of Code.



Date: 4.15.26  
 To: Historic Preservation Commission  
 From: Maddy Markle, Planner I  
 Subject: Landmark Nomination – 670 De Tamble Avenue

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

## Summary of the Nomination

The owners of 670 De Tamble Avenue, Kenneth and Marcia Kotula, have nominated their property for a local landmark designation. 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.

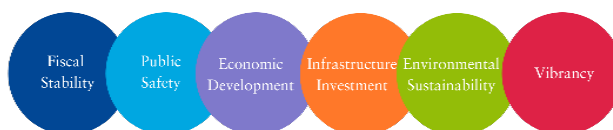
The residence at 670 De Tamble is a Tudor Style English Vernacular Type designed and constructed in 1928 by the original owner, Arthur Vetter. The residence is also the birthplace and childhood home of Daniel A. Vetter, a notable war veteran and former Highland Park City Council member. The residence exemplifies the typical details of the Tudor Style and exhibits detailed craftsmanship. In 2004 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.

## Previous Consideration

At the March 12, 2026 Historic Preservation Commission (“**HPC**”) meeting the HPC considered a preliminary landmark designation recommendation for the property at 670 De Tamble Avenue. The discussion included information about the former owners Arthur and Daniel Vetter, the Tudor and Cotswold Cottage Styles, and the property’s 2004 Preservation Award. The Commission also considered the integrity of the property’s current condition.

The Commission made a motion to find:

- The property at 670 De Tamble Avenue satisfies Landmark Criteria 1, 3, 4 and 6.
- The property at 670 De Tamble Avenue has sufficient integrity of design.



Based on these findings the Commission moved to adopt a preliminary Landmark Designation Recommendation. The motion carried 7-0. 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 April 15, 2026 Special Meeting.

Information regarding the previous March 12, 2026 meeting can be found here: <https://highlandparkil.portal.civicclerk.com/event/365/overview>

## Finding of Fact

Staff drafted Findings of Fact (see **Attachment C**) detailing how the property at 670 De Tamble Avenue satisfies Landmark Criteria 1, 3, 4, and 6. The Commission is asked to review the Findings. If the Commission determines they are consistent with the discussion and vote on this matter from the March 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.

## Additional Information

### Chain of Title Correction

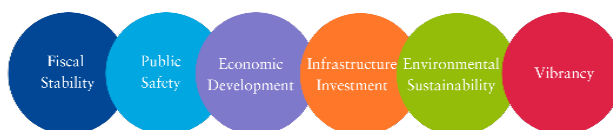
Neighbor Lisa Temkin has provided clarification about the relationship between the parcel at 660 De Tamble Avenue and the parcel at 670 De Tamble Avenue. There is a small sliver of land between the two properties that has been associated with both Lot 21 and Lot 22 in the original Ridgewood Park Subdivision at various points in time. This is due to the unusual curve of De Tamble Avenue, and the 2003 Kotula Estate Subdivision. In 2003 the Kotula’s absorbed a sliver of Lot 22 into the former Lot 21. The property at 670 De Tamble is now known as Lot 1 in the Kotula Estate Subdivision.

At one point the James and Nema Whitehouse owned a portion of what is now Lot 1 in the Kotula Estate Subdivision. However, at the time, it was a part of Lot 22 in the Ridgewood Park Subdivision. Staff concludes that Nema and James Whitehouse never owned the residence at 670 De Tamble Avenue. They are only associated with Lot 22 in the Ridgewood Park Subdivision and a small portion of the current Lot 1 in the Kotula Estate Subdivision.

Please see below a corrected change of title in light of new information:

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

## Planning Report



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

*“Request for Planning Report: Upon adoption of a resolution making a preliminary landmark designation recommendation, the Commission shall request a report from the Director of Community Development that evaluates the relationship of the proposed designation to the City's comprehensive plan and the effect of the proposed designation on the surrounding neighborhood.*

*The report shall be submitted to the Commission within 60 days of the request and the Commission shall make such modifications, changes, and alterations to the report concerning the proposed landmark designation as it deems necessary in consideration of any recommendation of the City's Director of Community Development made in the report....”*

Pursuant to the Code above, staff has drafted a planning report discussing the Comprehensive Plan and the Historic Preservation Plan. The designation of the property as a landmark and preservation of a Tudor Revival Style home associated with a notable local person is consistent with the intent of the Master Plan to “preserve neighborhood character.” The Planning Report is included as **Attachment D** to this report.

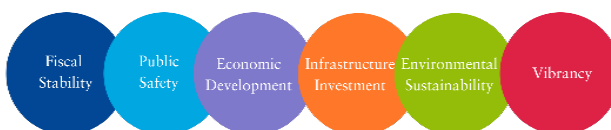
### Public Testimony

The petitioners Kenneth and Marcia Kotula, were present at the March 12, 2026 HPC meeting to answer any questions that the commission had. The applicant presented a historic envelope, provided by interested neighbor Lisa Temkin, which impressed the Commission (see **Attachment E**). There was no further public testimony.

### Landmark Nomination Process Outline

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

- (1) The Commission discussed the landmark nomination at the March 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.



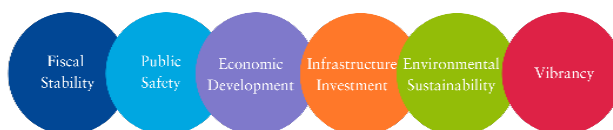
(3) Staff has drafted Planning Report evaluating the relationship of the proposed designation to the City’s Master Plan and the effect of the proposed designation on the surrounding neighborhood. The Commission reviews the Planning Report following the adoption of the Resolution making the preliminary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

(4) At the meeting on April 15, 2026, the Commission shall review the Planning Report, Findings of Fact, and determine whether to recommend a landmark designation to City Council by approval of the Findings.

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

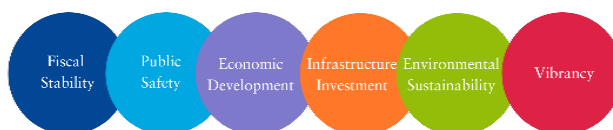
### **Recommended Action**

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



**Attachments:**

- A. Landmark Nomination
- B. Resolution 2026-003
- C. Draft Findings of Fact
- D. Planning Report
- E. Historic Envelope



## 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









**CITY OF HIGHLAND PARK  
HISTORIC PRESERVATION COMMISSION**

**RESOLUTION NO. 2026-003**

**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

**CITY OF HIGHLAND PARK  
HISTORIC PRESERVATION COMMISSION**

**RESOLUTION NO. 2026-003**

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: Weeder, Greenbaum, Pines, Ehrlich, Gonka, Portman, Hartinger

NAYS: None

ABSENT: None


PASSED: 7-0

APPROVED: March 12, 2026

RESOLUTION NO. 2026-003

  
Erica Weeder, Chairperson

ATTEST:

  
Maddy Markle, Commission Secretary



# Historic Preservation Commission

Findings of Fact for Landmark Nomination

## FINDINGS OF FACT

### **Recommending Landmark Designation of 670 De Tamble Avenue**

#### **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 670 De Tamble Avenue (“*property*”) typifies the modest residential development that sprung up close to the City’s major rail service routes between 1900 and 1929. This pattern of development is distinct from the large-lot estates closer to the Lake, much of which was developed concurrently.

In the 1920’s the area located between Green Bay Road and the Railroad saw a flurry of subdivision and development activity. 166 structures were built during the 1920’s between Green Bay Road and the Northwestern Railroad tracks, south of Lincoln Avenue and north of Ridgewood Drive.<sup>1</sup> Among this development was the property at 670 De Tamble Avenue.<sup>2</sup>

The Commission finds the property demonstrates interest and value as part of the City’s early 20<sup>th</sup> Century development concentrated close to the Northwestern Railroad.

- 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 property was the childhood home of former City Councilmember Daniel Vetter. Daniel Vetter is described in the book *Highland Park; The First Hundred Years*, as “one of Highland Park’s most civic minded citizens.” 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*

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<sup>1</sup> Source: 2006 Bob-O-Link Survey.

<sup>2</sup> The residential structure at De Tamble Road was constructed in 1928.

*man in Highland Park.*” The state Governor personally acknowledged his works with the Jaycees and other local groups twice.<sup>3</sup>

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, enhancing walkability across Skokie Highway, and stands as a testament to Vetter’s commitment to public safety.<sup>4</sup>

The Commission finds that Daniel Vetter’s legacy as union member, Jaycees president, and City Councilmember distinguish him as a person who significantly contributed to the development of the City.

- 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 670 De Tamble Avenue (“**structure**”) is a representative example of the Tudor Revival Style.

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.<sup>5</sup>

The Commission finds the structure 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 distinguishing characteristics of the Tudor Revival Style. Additionally, the structure’s weeping mortar is a distinguishing characteristic of a specific method of construction.

- 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.**

N/A

- 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

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<sup>3</sup> *Highland Park: The First Hundred Years.* (1969).

<sup>4</sup> See primary sources included as part of the [March 12, 2026 Regular Meeting](#) agenda packet.

<sup>5</sup> McAlester, V., & McAlester, A. L. (1984). *A Field Guide to American Houses.*

catslide gable, copper accents, weeping mortar, brickwork and stone tabbing all possess historical significance and exhibit a high level of craftsmanship.

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

N/A

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

N/A

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

N/A

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

Finding. The Commission finds that despite the two restorations, the residence at 670 De Tamble Avenue 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.

Additionally, the Commission finds that alterations to the property, such as its award-winning addition, were executed with care and do not detract from the property's design, materials and/or workmanship.

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 670 De Tamble Avenue has been found to meet four landmark criteria, while retaining sufficient integrity to qualify for local Landmark designation.**

Date: 4.15.26  
 To: Historic Preservation Commission  
 From: Maddy Markle, Planner I  
 Subject: Planning Report – 670 De Tamble Avenue

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

## Administrative History

At the March 12, 2026 Historic Preservation Commission (“**HPC**”) meeting the HPC considered a preliminary landmark designation recommendation for the property at 670 De Tamble Avenue. The discussion included information about the former owners Arthur and Daniel Vetter, the Tudor and Cotswold Cottage Styles, and the property’s 2004 Preservation Award. The Commission also considered the integrity of the current property.

The Commission made a motion to find:

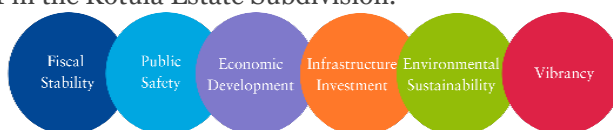
- The property at 670 De Tamble Avenue satisfies Landmark Criteria 1, 3, 4 and 6.
- The property at 670 De Tamble Avenue has sufficient integrity of design.

Based on these findings the Commission moved to adopt a preliminary Landmark Designation Recommendation. The motion carried 7-0. 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 April 15, 2026 Special Meeting.

## Property Description

The property is a single-family lot, originally located within the historic Ridgewood Subdivision.<sup>1</sup> The site is improved with a residential structure and attached garage. The structure was built in 1928 and is in the Tudor Revival Style. It is characterized by its unique brickwork, weeping mortar, stone tabbing, multi-gabled roofline, catslide gable, prominent chimney, narrow windows and rounded front door.

<sup>1</sup> The property is now Lot 1 in the Kotula Estate Subdivision.



The property has strong associations with former Councilmember Daniel Vetter, who has been described in local sources as “one of Highland Park’s most civic minded citizens.” Vetter was responsible for the construction of the pedestrian bridge over the Skokie Highway, among other accomplishments. The residence at 670 De Tamble Avenue was his childhood home, and he also owned the property himself for several years after his father’s death in 1954.

### Findings of Architectural and Historic Significance

The Historic Preservation Commission discussed a landmark nomination for the property at the [March 12, 2026](#) meeting and made the preliminary determination that the property met four Landmark criteria (1, 3, 4, and 6) and met the integrity requirement. The following analysis of the standards reflects the Commission’s Findings of Fact for the nomination:

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

Finding. The Commission finds that the property at 670 De Tamble Avenue (“*property*”) typifies the modest residential development that sprung up close to the City’s major rail service routes between 1900 and 1929. This pattern of development is distinct from the large-lot estates closer to the Lake, much of which was developed concurrently.

In the 1920’s the area located between Green Bay Road and the Railroad saw a flurry of subdivision and development activity. 166 structures were built during the 1920’s between Green Bay Road and the Northwestern Railroad tracks, south of Lincoln Avenue and north of Ridgewood Drive.<sup>2</sup> Among this development was the property at 670 De Tamble Avenue.<sup>3</sup>

The Commission finds the property demonstrates interest and value as part of the City’s early 20<sup>th</sup> Century development concentrated close to the Northwestern Railroad.

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

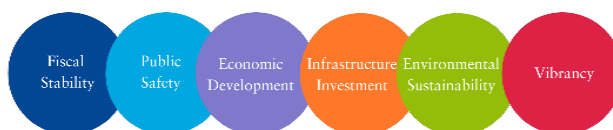
N/A

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

Finding. The property was the childhood home of former City Councilmember Daniel Vetter. Daniel Vetter is described in the book *Highland Park; The First Hundred Years*, as “one of Highland Park’s most civic minded citizens.” 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

<sup>2</sup> Source: 2006 Bob-O-Link Survey.

<sup>3</sup> The residential structure at De Tamble Road was constructed in 1928.



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.<sup>4</sup>

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, enhancing walkability across Skokie Highway, and stands as a testament to Vetter’s commitment to public safety.<sup>5</sup>

The Commission finds that Daniel Vetter’s legacy as union member, Jaycees president, and City Councilmember distinguish him as a person who significantly contributed to the development of the City.

**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 670 De Tamble Avenue (“**structure**”) is a representative example of the Tudor Revival Style.

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.<sup>6</sup>

The Commission finds the structure 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 distinguishing characteristics of the Tudor Revival Style. Additionally, the structure’s weeping mortar is a distinguishing characteristic of a specific method of construction.

**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.**

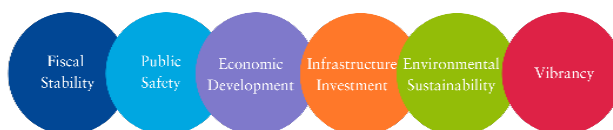
N/A

**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.**

<sup>4</sup> *Highland Park: The First Hundred Years.* (1969).

<sup>5</sup> See primary sources included as part of the [March 12, 2026 Regular Meeting](#) agenda packet.

<sup>6</sup> McAlester, V., & McAlester, A. L. (1984). *A Field Guide to American Houses.*



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 catslide gable, copper accents, weeping mortar, brickwork and stone tabbing all possess historical significance and exhibit a high level of craftsmanship.

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

N/A

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

N/A

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

N/A

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

Finding. The Commission finds that despite the two restorations, the residence at 670 De Tamble Avenue 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 remain intact.

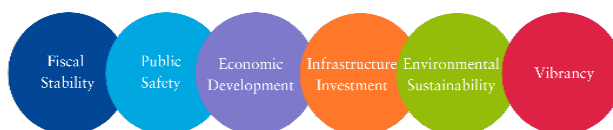
Additionally, the Commission finds that alterations to the property, such as its award-winning addition, were executed with care and do not detract from the property’s design, materials and/or workmanship.

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 670 De Tamble has been found to meet four landmark criteria, while retaining sufficient integrity to qualify for local Landmark designation.**

## Historic Preservation Commission Policy

The Historic Preservation Commission adopted a Preliminary Landmark Designation recommendation on March 12, 2026. Resolution No. R003-2026 (see **Attachment B**) designates the property at 670 De Tamble Avenue 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 670 De Tamble Avenue is located in the Master Plan’s [South Green Bay Road District](#). The plan’s South Green Bay Road District was approved in March of 2000 and recognizes the importance of maintaining neighborhood character. The Plan states that district residents take pride in the areas charm and variety of architecture. Residents would like to ensure that additions and infill are compatible to that of the existing housing stock. The first objective of the District Plan states “maintain the existing neighborhood character through the retention of single-family residential zoning and the preservation of the existing front yard setback pattern.” The property at 670 De Tamble Avenue is representative of the small-lot single-family development the District Plan aims to maintain compatibility with.

The plan identifies a general support for design guidelines for single-family homes. Local Landmarks are required to obtain a Certificate of Appropriateness (“COA”) prior to new construction or alterations. In order to obtain a COA, property owners must show that proposed work meets the standards outlined in [Sec. 24.030](#) of Code. These standards share overlap with the desired design guidelines identified in the District Plan, such as compatible roof pitch and location of entrances. Review for a COAs align with the objectives of the District Plan.

## Historic Preservation and the City of Highland Park Historic Preservation Plan

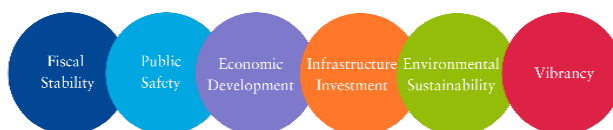
The City of Highland Park adopted its first ever Historic Preservation Plan in 2022. One objective listed in the plan is to identify properties that could potentially be landmarked and increase the number of landmarked properties.

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 670 De Tamble Avenue.

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



626 N. St. Johns Ave.  
Highland Park, Ill.

**STAMP 'EM OUT!**



**Vetter Electric Service**  
"VETTER AND BETTER ALWAYS"  
556 DETAMBIE AVENUE  
HIGHLAND PARK, ILLINOIS

Date: 4.15.26  
 To: Historic Preservation Commission  
 From: Maddy Markle, Planner I  
 Subject: Landmark Nomination – 273 Sheridan Road

<b>Location</b>	273 Sheridan Road
<b>Historical Name</b>	Marshall L. Johnson House
<b>Historical Status</b>	“Significant” 2003 Braeside Survey
<b>Structure</b>	Style: French Eclectic Architect: William Betts Landscape Architect: Marshall Johnson Builder: Hansen and Werhane Built: 1936
<b>Petitioners</b>	Kimberly and Barry Schliesmann 273 Sheridan Road, Highland Park

## Summary of the Nomination

Kimberly and Barry Schliesmann have nominated their property at 273 Sheridan Road 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. 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. 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.

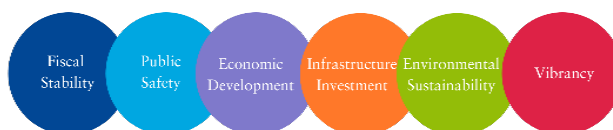
## Previous Consideration

At the previous March 12, 2026 meeting the HPC considered a preliminary landmark designation recommendation for the property at 273 Sheridan Road (see **Attachment B**). The discussion included information about the original owner and landscape architect, architect, the French Eclectic Style and the Prairie Landscape Style. The Commission also considered the integrity of the current property.

The Commission made a motion to find:

- The property at 273 Sheridan Road satisfies Landmark Criteria 1, 3, 4, 5, 6 and 7.
- The property at 273 Sheridan Road has sufficient integrity of design.

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



- Motion Carried 7-0:
  - In favor: Weeder, Greenbaum, Pines, Gonka, Hartinger, Portman, Ehrlich
  - Opposed: None
  - Absent: None

Information regarding the previous March 12, 2026 meeting can be found here:  
<https://highlandparkil.portal.civicclerk.com/event/365/overview>

## Finding of Fact

Staff drafted Findings of Fact (see **Attachment C**) detailing how the property at 273 Sheridan Road satisfies Landmark Criteria 1, 3, 4, 5, 6 and 7. 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 March 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:

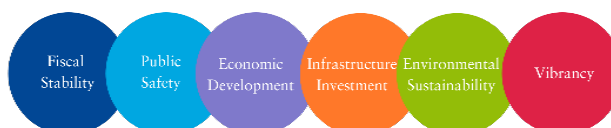
*“Request for Planning Report: Upon adoption of a resolution making a preliminary landmark designation recommendation, the Commission shall request a report from the Director of Community Development that evaluates the relationship of the proposed designation to the City’s comprehensive plan and the 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. The designation of the property is entirely consistent with the intent of the Master Plan to “preserve neighborhood character.” The Planning Report is included as **Attachment D** to this report.

## Public Testimony

The petitioner Kimberley Schliesmann was present at the March. 12, 2026 HPC meeting to answer any questions that the Commission had. Resident Lisa Temkin shared information about architect William Betts. Resident Mary Seyfarth reminded that Marshall Johnson designed the Rose Garden at Laurel Park. There was no further public testimony.



## Additional Information

### Architect William B. Betts

At the March 12, 2026 Regular Meeting, resident Lisa Temkin informed the Commission that the structure at 273 Sheridan Road was designed by architect William Betts. Historian Julia Johnas later followed up with staff and provided documentation verifying the claim.

A 1936 article in *The Economist* (**Attachment E**) shows that William Betts was the architect for the Marshall Johnson House. Betts was an English immigrant who came to the United States when he was 14. He worked and lived in Highland Park for decades. Betts designed at least 15 homes in Highland Park.<sup>1</sup> Most of Betts’ homes are located in the Braeside survey area. Six of the homes, including 273 Sheridan Road, were assigned a “Significant” rating in architectural surveys.

Betts’ own personal residence, 272 Sheridan Road, is located directly across the street from the Marshall Johnson House. Census records show that Marshall Johnson and William Betts were neighbors (**Attachment F**).

In addition to his homes in Highland Park, Betts is known for multiple historical revival style theatres in the Chicagoland area.<sup>2</sup>

### Further Works of Marshall Johnson

Since the March 12, 2026 Regular HPC Meeting staff has identified microfilms that show additional Marshall Johnson plans for various landscapes in Highland Park.<sup>3</sup>

Such works include landscape work for the Highland Park Library, Highland Park Central Park, Lincoln School, Ravinia School, Hotel Moraine, 2220 Sheridan Road, Edwin Kleim Estate, Florsheim Estate, Kunstader Estate, Herman Wren Residence, Robert Koretz Residence, Highland Park Savings and Loan, grounds of the incinerator and sewage disposal plant of Highland Park, Highland Park Women’s Club, former Highland Park Community Center at Green Bay Road, and a former medical building on Sheridan Road.<sup>4</sup>

## Landmark Nomination Process Outline

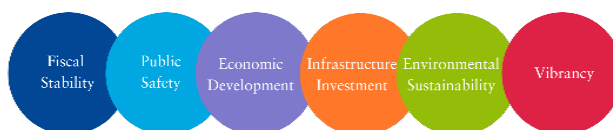
The landmark process is initiated when a nomination form is submitted to the Historic Preservation Commission. The owner has provided consent to the landmark designation and the first two steps of the process were completed at the last meeting:

<sup>1</sup> 273 Sheridan Road, 272 Sheridan Road, 432 Sheridan Road, 176 Sheridan Road, 404 Sheridan Road, 333 Lakeside Place, 353 Lakeside Place, 441 Lakeside Place, 90 Lakeside Place, 355 Brownville Road, 202 Elder Lane, 159 Pierce Road, 360 Lincolnwood, 232 Pierce Road and 601 Pleasant Avenue. Staff verified William Betts homes using architectural survey data, permit cards and permit applications.

<sup>2</sup> [Movie Theaters Designed by William B. Betts - Cinema Treasures](#)

<sup>3</sup> Microfilms do not indicated to what extent (if any) the plans were implemented.

<sup>4</sup> Address unknown.



(1) The Commission discussed the landmark nomination at the March 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 a 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.

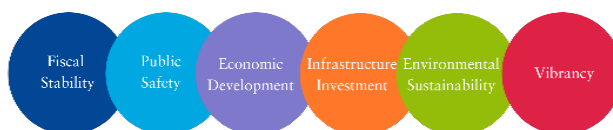
(4) At the meeting on April 15, 2026, the Commission shall review the Planning Report, Findings of Fact, and determine whether to recommend a landmark designation to City Council by approval of the Findings.

(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**

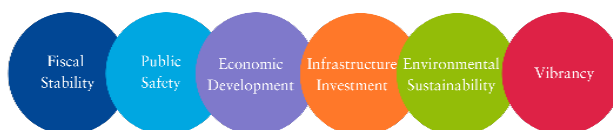
The Historic Preservation Commission is asked to review the Planning Report and consider Staff’s drafted Findings of Fact. The Commission can approve the Findings or make amendments and add conditions as needed. The Findings will constitute the Commission’s recommendation to the City Council.

Staff recommends that the Commission consider new information about architect William Betts and landscape architect Marshall Johnson. The Commission may move to approve the Findings with the condition that new information about William Betts and Marshall Johnson be included.



**Attachments:**

- A. Landmark Nomination
- B. Resolution No. 2026-004
- C. Findings of Fact
- D. Planning Report
- E. 1936 The Economist
- F. 1940 Census Data



# Historic Preservation Review Application



SUBJECT PROPERTY INFORMATION	
Property Address: <i>273 Sheridan Rd.</i>	Individual Landmark Status or District:
Type of Review Requested (check all that apply):	
<input type="checkbox"/> Certificate of Appropriateness	<input checked="" type="checkbox"/> Landmark Nomination
<input type="checkbox"/> Certificate of Economic Hardship (see staff for additional requirements)	<input type="checkbox"/> Other
Type of Work Proposed (check all that apply):	
<input type="checkbox"/> Addition	<input type="checkbox"/> Relocation
<input type="checkbox"/> Alteration	<input type="checkbox"/> Demolition
<input checked="" type="checkbox"/> Restoration/Rehabilitation	
Brief Project Description: <i>New kitchen and baths, paint, new wood floors, enlarging entry from garage/mudroom area; cosmetics; taking care of asbestos, radon appropriately; insulating crawl space, re-lining chimney.</i>	

FOR INTERNAL USE ONLY
Case #: <b>HIST-2026-00027</b>
Date Received: <b>2/10/26</b>
Hearing Date: <b>3.12.26</b>
Assigned to: <b>Planner Markle</b>

## PETITIONER & OWNER INFORMATION

Petitioner	
Petitioner's Name: <i>Barry &amp; Kimberly Schliesmann</i>	[Redacted]
Address (City, State, ZIP): <i>273 Sheridan Rd., Highland Park, IL 60035</i>	[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: <i>Robert Shrago</i>	Business Name: <i>Shrago Design &amp; Build, LLC</i>
Address (City, State, ZIP): <i>1171 Beech Ln., Highland Park, IL 60035</i>	

## 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.

<i>[Signature]</i>	<i>2/9/2026</i>		
Property Owner or Authorized Representative Signature	Date	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 craftsmanship, 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 craftsmanship 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

# 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 10<sup>th</sup> day of February, 2020 (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

HORIZON SURVEY, LLC

P.O. BOX 438607

Chicago, IL 60643

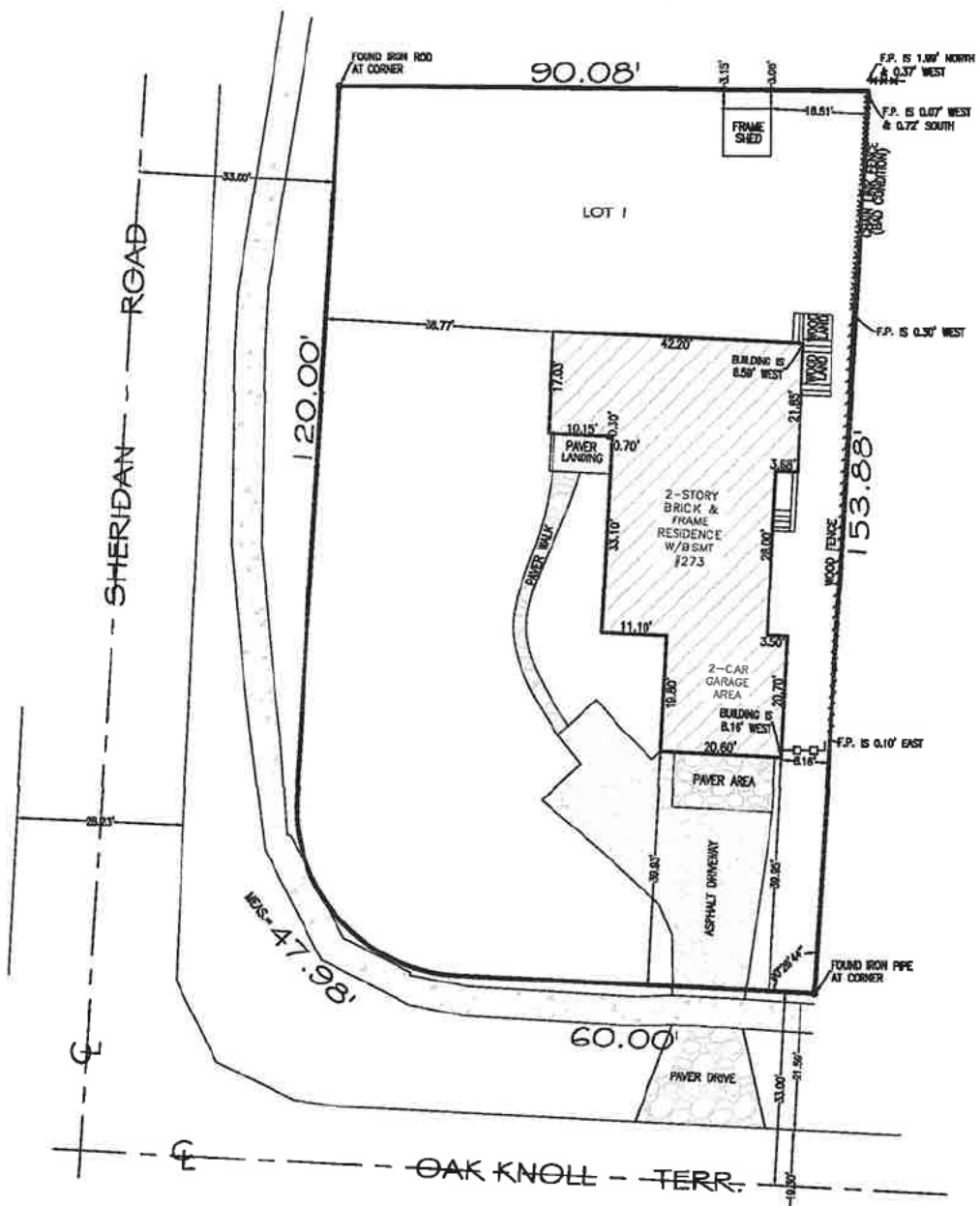
Office: 312-224-0477

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 }  
COUNTY OF COOK } S.S.

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. SEXAGESIMAL BEARINGS BASED AS ASSUMED NORTH. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

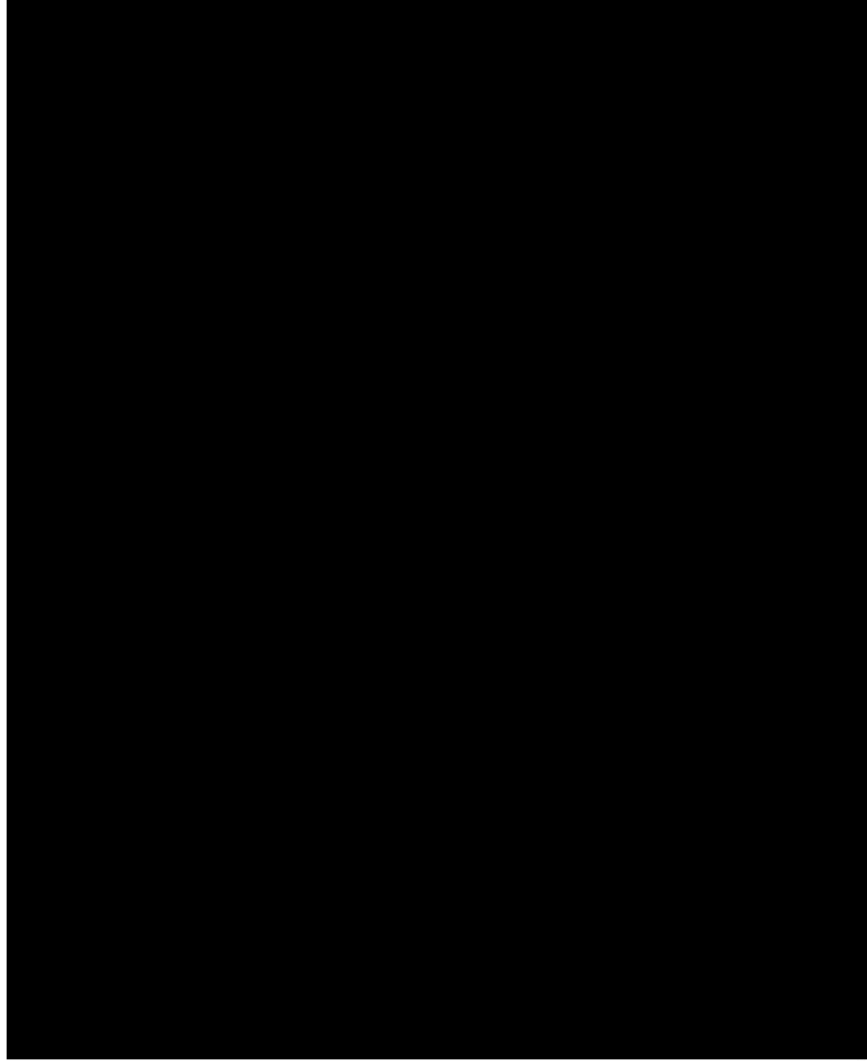


DATED THIS 13TH DAY OF JANUARY, 2026

GEORGE E. STOURTON PLS No. 2058  
LICENSE EXPIRATION DATE: NOVEMBER 30, 2026

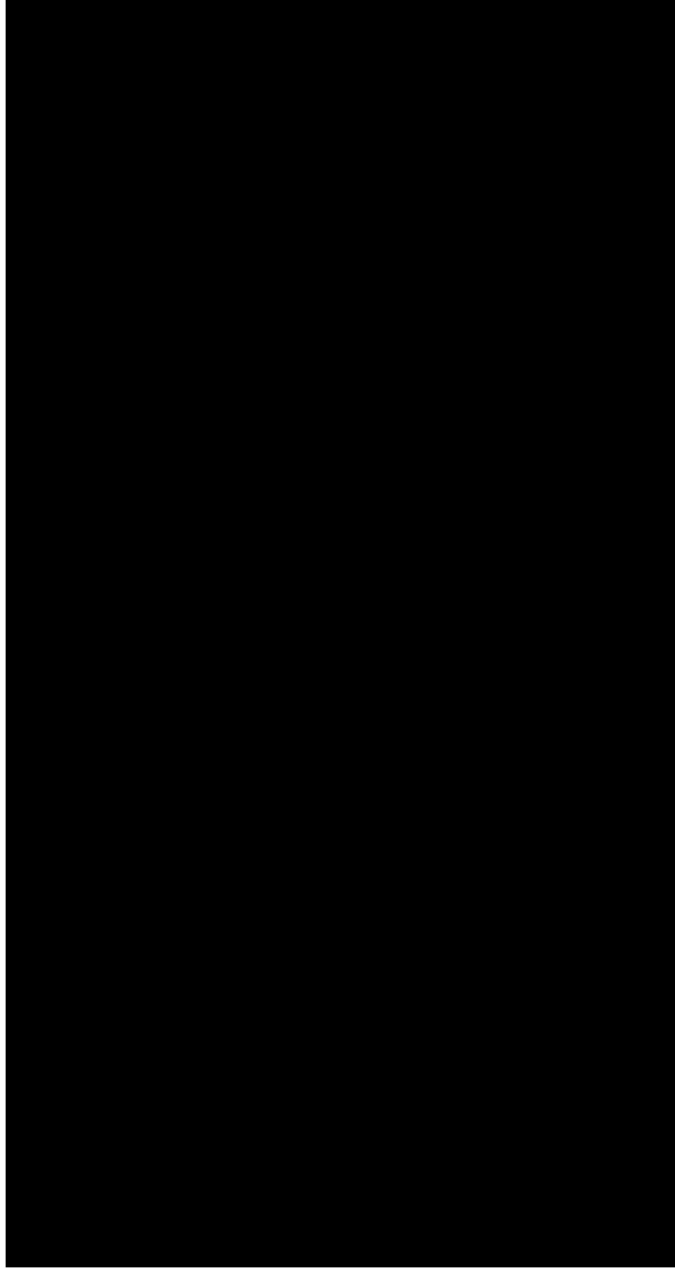
EXISTING  
FLOOR PLANS

---



FIRST FLOOR

EXISTING  
FLOOR PLANS  
—



Second Floor



1297 SHERMER ROAD  
NORTHBROOK, ILLINOIS 60062

**TOWN STUDIOS, INC.**

PHONE: 847-498-0900  
WWW.TOWNSTUDIOS.COM

**INTERIOR REMODEL**  
273 SHERIDAN ROAD  
HIGHLAND PARK, ILLINOIS 60035

**A-2**

OF 7 SHEETS

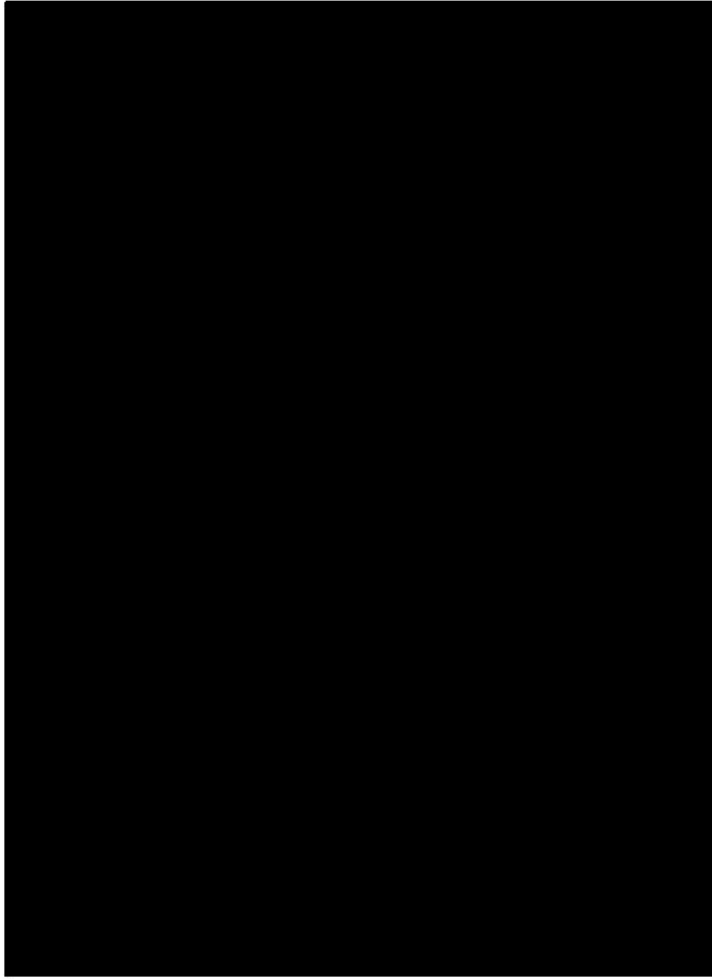
SHEET NO.

DATE:

1-20-20

1-20-20

1-20-20



**02 PROPOSED FIRST FLOOR PLAN**  
SCALE: 1/8"=1'-0"



**01 FIRST FLOOR DEMOLITION PLAN**  
SCALE: 1/8"=1'-0"

DEMOLITION PLAN LEGEND	
EXISTING CONSTRUCTION	REMOVE (DASH) (HATCH)
DEMOLITION	(HATCH)
DEMOLITION NOTES	
1. ALL EXISTING CONSTRUCTION TO BE DEMOLISHED UNLESS OTHERWISE NOTED. 2. ALL EXISTING CONSTRUCTION TO BE DEMOLISHED UNLESS OTHERWISE NOTED. 3. ALL EXISTING CONSTRUCTION TO BE DEMOLISHED UNLESS OTHERWISE NOTED. 4. ALL EXISTING CONSTRUCTION TO BE DEMOLISHED UNLESS OTHERWISE NOTED. 5. ALL EXISTING CONSTRUCTION TO BE DEMOLISHED UNLESS OTHERWISE NOTED. 6. ALL EXISTING CONSTRUCTION TO BE DEMOLISHED UNLESS OTHERWISE NOTED.	



**TOWN STUDIOS, INC.**

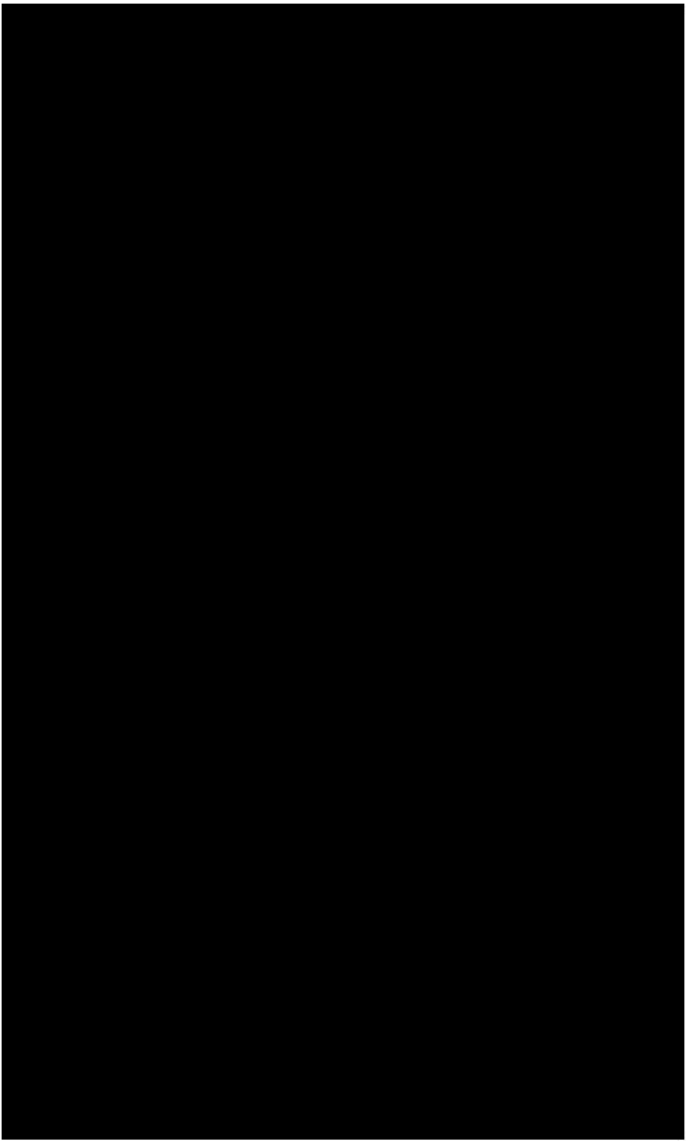
1297 SHERMER ROAD  
NORTHBROOK, ILLINOIS 60062

PHONE: 847-498-0900  
WWW.TOWNSTUDIOS.COM

**INTERIOR REMODEL**  
273 SHERIDAN ROAD  
HIGHLAND PARK, ILLINOIS 60035

SHEET NO. **A-3**  
OF 7 SHEETS

DATE:	
1/6/20	
1/22/20	



**02 PROPOSED SECOND FLOOR PLAN**  
SCALE: 1/8"=1'-0"



**01 SECOND FLOOR DEMOLITION PLAN**  
SCALE: 1/8"=1'-0"

**DEMOLITION PLAN LEGEND**

1. DEMOLITION PLAN LEGEND

2. DEMOLITION PLAN LEGEND

3. DEMOLITION PLAN LEGEND

4. DEMOLITION PLAN LEGEND

5. DEMOLITION PLAN LEGEND

6. DEMOLITION PLAN LEGEND

7. DEMOLITION PLAN LEGEND

8. DEMOLITION PLAN LEGEND

9. DEMOLITION PLAN LEGEND

10. DEMOLITION PLAN LEGEND

**CITY OF HIGHLAND PARK  
HISTORIC PRESERVATION COMMISSION**

RESOLUTION NO. 2026 - 004

**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:

{00116884.1}

**CITY OF HIGHLAND PARK  
HISTORIC PRESERVATION COMMISSION**

RESOLUTION NO. 2024 - 004

**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: Weeder, Greenbaum, Ehrlich, Pines, Gonka, Hartinger, Portman

NAYS: None

ABSENT: None

PASSED: 7-0

APPROVED: March 12, 2026

RESOLUTION NO. 2024 - 004

  
Erica Weeder, Chairperson

ATTEST:

  
Maddy Markle, Commission Secretary



# Historic Preservation Commission

Findings of Fact for Landmark Nomination

## FINDINGS OF FACT

### **Recommending Landmark Designation of 273 Sheridan Road**

#### **Section 24.025 Landmark Designation Procedures**

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

#### **Criteria for Landmark Designation**

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

Finding. The Historic Preservation Commission finds that the property at 273 Sheridan Road is a strong example of a structure and site that demonstrate character, interest, and value as part of the development of the City and country.

The property is located in the Lakefront Overlay District and is representative of the large-lot development that characterized the area during the early 20<sup>th</sup> Century. The property maintains its original lot configuration and naturalistic, densely vegetated landscape.

The Commission finds that the lot configuration and landscape at 273 Sheridan Road demonstrate character, interest and value as part of the early 20<sup>th</sup> Century development 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 273 Sheridan Road was the home of notable landscape architect Marshall Liston Johnson, who resided and worked in Highland Park. He is well-known as Jen Jensen’s son-in-law, office manager, and successor.

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 Motor 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.<sup>1</sup>

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. A 1940 newspaper chronicles Johnson's efforts, as a member of the Men's Garden Club, to plant 1500 trees for Arbor Day.<sup>2</sup>

Marshall Johnson is recorded as residing at 273 Sheridan Road as early as 1940 in census records. The landscape design and architecture of 273 Sheridan Road 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.

The Commission finds that Marshall Johnson was a notable person whose landscape architecture practice and local advocacy influenced the development of the City, County and State. The Commission believes that his personal property at 273 Sheridan Road deserves to be preserved.

**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 property exhibits distinguishing characteristics of the French Eclectic architectural style and the Prairie landscape style.

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 Tudor Revival, sought to mimic the designs of Medieval and Renaissance France. French Eclectic homes can either be formalized or resemble irregular farmhouses.<sup>3</sup>

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 Road 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. The homes in Apremont are modest rectangular dwellings with light masonry and high pitched gable roofs and hipped gable dormers.

Furthermore, the landscape at 273 Sheridan Road is an example of 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.

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<sup>1</sup> Marshall Liston Johnson | TCLF. (n.d.). <https://www.tclf.org/pioneer/marshall-liston-johnson>

<sup>2</sup> The primary sources mentioned can be found in the Commission's [March 12, 2026 Regular Meeting Packet](#).

<sup>3</sup> McAlester, V., & McAlester, A. L. (1984). *A Field Guide to American Houses*.

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 Commission finds that the properties use of both the French Eclectic Style and Prairie Style merit its preservation.

- 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 landscape at 273 Sheridan Road is the work of notable landscape architect Marshall Liston Johnson, who resided and worked in Highland Park. He is well-known as Jen Jensen's son-in-law, office manager, and successor.

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.<sup>4</sup>

The Commission finds that Marshall Johnson was a landscape architect whose individual work influenced the development of the City, County and State. The Commission believes that the works he designed deserve to be recognized and preserved.

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

Finding. The residential structure at 273 Sheridan Road 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 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.

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<sup>4</sup> Marshall Liston Johnson | TCLF. (n.d.). <https://www.tclf.org/pioneer/marshall-liston-johnson>

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, which 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.

The Commission finds that these design details and materials exhibit a high level of craftsmanship and render the property architecturally, visually, aesthetically and culturally significant.

**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 that the structure's unique five-point arch garage doors, recessed openings, intricate masonry and lamppost contribute to its status as a familiar visual feature of the community. Its location on a corner lot on a highly visible section of Sheridan Road further contributes to its status as an established and familiar visual feature of the City.

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

N/A

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

N/A

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

Finding. The Historic Preservation Commission finds that the structure and site at 273 Sheridan Road has sufficient integrity to make it worthy of preservation. Overall, the structure has not been added to and retains its original materials, height, footprint, proportions of front façade, solid-to-void ratio, rhythm, projections, and massing.

The Commission also finds that the site setting and landscape retain integrity. Johnson's original stone outcroppings, pathways and lantern have been preserved.

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 273 Sheridan Road has been found to meet six landmark criteria, while retaining sufficient integrity to qualify for local Landmark designation.**

Date: 4.15.26  
 To: Historic Preservation Commission  
 From: Maddy Markle, Planner I  
 Subject: Planning Report – 273 Sheridan Road

<b>Location</b>	273 Sheridan Road
<b>Historical Name</b>	Marshall L. Johnson House
<b>Historical Status</b>	“Significant” 2003 Braeside Survey
<b>Structure</b>	Style: French Eclectic Architect: William B. Betts Builder: Hansen and Werhane Built: 1936
<b>Petitioners</b>	Kimberley and Barry Schliesmann 273 Sheridan Road, Highland Park

## Administrative History

Kimberly and Barry Schliesmann have nominated their property at 273 Sheridan Road for a Local Landmark Designation. They believe their property is worthy of such a designation because of its unique architectural details and associations with landscape architect Marshall Liston Johnson.

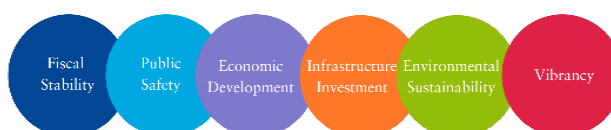
The property is rated “Significant” in the 2003 Braeside Architectural Survey. This is the highest rating a structure can receive, and indicates that it should be considered for a Local Landmark Designation. The property is also featured in 1973 Illinois Historic Structures (“*IHS*”) Survey, and was given an “Outstanding” rating. 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.

At the previous [March 12, 2026 meeting](#) the HPC considered a preliminary landmark designation recommendation for the property at 273 Sheridan Road (see **Attachment A**). The discussion included information about the original owner and landscape architect, architect, the French Eclectic Style and the Prairie Landscape Style. The Commission also considered the integrity of the current property.

The Commission made a motion to find:

- The property at 273 Sheridan Road satisfies Landmark Criteria 1, 3, 4, 5, 6 and 7.
- The property at 273 Sheridan Road has sufficient integrity of design.

Based on these findings the Commission moved to adopt a preliminary Landmark Designation Recommendation. The motion carried 7-0.



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 Special meeting on April 15, 2026.

### Property Description

The property is a corner lot at the intersection of Sheridan Road and Oak Knoll Terrace on which a 1936 French Eclectic gabled-ell home (“**Structure**”) is located. The structure’s primary entrance faces west. The structure is characterized by its intricate masonry, recessed entry, hipped dormers, and five-point arch garage doors. The site was designed by famous landscape architect Marshall Johnson and retains its historic stone outcroppings, pathways and lamppost.

### Finding Architectural and Historic Significance

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

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

Finding. The Historic Preservation Commission finds that the property at 273 Sheridan Road is a strong example of a structure and site that demonstrate character, interest, and value as part of the development of the City and country.

The property is located in the Lakefront Overlay District and is representative of the large-lot development that characterized the area during the early 20<sup>th</sup> Century. The property maintains its original lot configuration and naturalistic, densely vegetated landscape.

The Commission finds that the lot configuration and landscape at 273 Sheridan Road demonstrate character, interest and value as part of the early 20<sup>th</sup> Century development of the City.

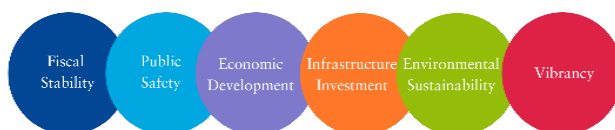
- 2. It is the site of a significant local, county, state, or national event.**

N/A

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

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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 Motor 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.<sup>1</sup>

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. A 1940 newspaper chronicles Johnson’s effort, as a member of the Men’s Garden Club, to plant 1500 trees for Arbor Day.<sup>2</sup>

Marshall Johnson is recorded as residing at 273 Sheridan Road as early as 1940 in census records. The landscape design and architecture of 273 Sheridan Road 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.

The Commission finds that Marshall Johnson was a notable person whose landscape architecture practice and local advocacy influenced the development of the City, County and State. The Commission believes that his personal property at 273 Sheridan Road deserves to be preserved.

**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 property exhibits distinguishing characteristics of the French Eclectic architectural style and the Prairie landscape style.

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 Tudor Revival, sought to mimic the designs of Medieval and Renaissance France. French Eclectic homes can either be formalized or resemble irregular farmhouses.<sup>3</sup>

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 Road exhibits these characteristics.

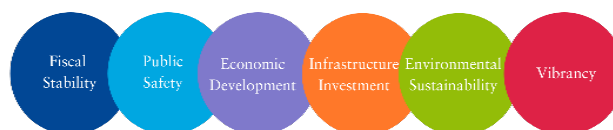
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Furthermore, the landscape at 273 Sheridan Road is an example of the Prairie landscape style. The design is not overly formalized. Instead, it mirrors the natural beauty of the prairie through its use of low-lying stonework, open spaces and native 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 Commission finds that the properties use of both the French Eclectic Style and Prairie Style merit its preservation.

**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.**

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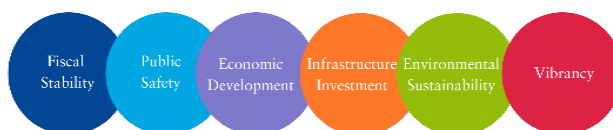
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The Commission finds that Marshall Johnson was a landscape architect whose individual work influenced the development of the City, County and State. The Commission believes that the works he designed deserve to be recognized and preserved.

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

Finding. The residential structure at 273 Sheridan Road 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 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, which 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.

The Commission finds that these design details and materials exhibit a high level of craftsmanship and render the property architecturally, visually, aesthetically and culturally significant.

**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 that the structure’s unique five-point arch garage doors, recessed openings, intricate masonry and lamppost contribute to its status as a familiar visual feature of the community. Its location on a corner lot on a highly visible section of Sheridan Road further contributes to its status as an established and familiar visual feature of the City.

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

N/A

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

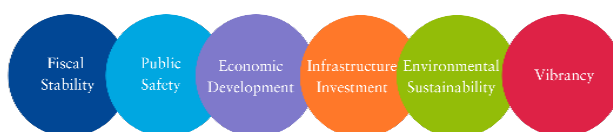
N/A

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

Finding. The Historic Preservation Commission finds that the structure and site at 273 Sheridan Road has sufficient integrity to make it worthy of preservation. Overall, the structure has not been added to and retains its original materials, height, footprint, proportions of front façade, solid-to-void ratio, rhythm, projections, and massing.

The Commission also finds that the site setting and landscape retain integrity. Johnson’s original stone outcroppings, pathways and lantern have been preserved.

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 273 Sheridan Road has been found to meet six 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 March 12, 2026. Resolution No. 2026-004 (see **Attachment B**) designates the property at 273 Sheridan Road in it’s entirely 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.”

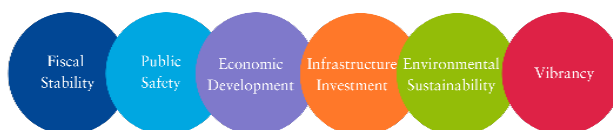
The property at 273 Sheridan Road is located in the Master Plan’s [Lakefront District](#). The plan’s Lakefront District was approved in April of 1999 and recognizes the important of maintaining neighborhood character. The plan’s vision statement says “*Historic Landmarks and landscapes significantly contribute to the character of the area.*” Additionally, the District plan identifies the demolition as a high-priority concern.

The property at 273 Sheridan Road is representative of the historic homes, landscapes and high-quality architecture the Master Plan aims to preserve. The preservation of the property at 273 Sheridan Road is in line with the Master Plan’s goal to preserve historic architecture, open space and notable natural features. A historic designation would also give the property at 273 Sheridan Road protections against demolition.

## Historic Preservation and the City of Highland Park’s Historic Preservation Plan

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

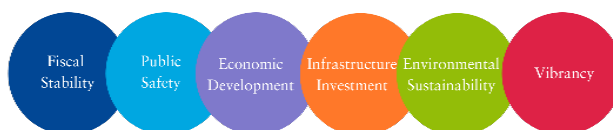
This home’s local landmark nomination aligns with the vision of the Historic Preservation Plan due to its historic significance, as found by the Commission and the 2003 Braeside Survey.



**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 273 Sheridan Road.

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



White and  
architects. Cost undisclosed.  
William B. Betts, Highland Park,  
Ill., has awarded the mason con-  
tract to Hansen and Werhane of  
Lake Forest, Ill., for a 2-story and  
basement residence with garage,  
Highland Park, Ill., for Marshall  
Johnson. Cost undisclosed.

1936 Article in the Economist,  
Courtesy Julia Johnas



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>

Main census table with columns for LOCATION, HOUSEHOLD DATA, NAME, RELATION, PERSONAL DESCRIPTION, EDUCATION, PLACE OF BIRTH, RESIDENCE, APRIL 1, 1940, and PERSONS 14 YEARS OLD AND OVER—EMPLOYMENT STATUS.

Supplementary questions section including: SUPPLEMENTARY QUESTIONS, FOR PERSONS OF ALL AGES, FOR PERSONS 14 YEARS OLD AND OVER, and FOR ALL WOMEN WHO ARE OR HAVE BEEN MARRIED.

Citation:

"Lake, Illinois, United States records," images, FamilySearch (<https://www.familysearch.org/ark:/61903/3:1:3QS7-L9MB-Q3WZ?view=index> : Apr 6, 2026), image 682 of 977; United States. National Archives and Records Administration. Image Group Number: 005459569

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