

Partie The





Department of Conservation

life and land together

605 WM. G. STRATTON BUILDING • 400 SOUTH SPRING STREET • SPRINGFIELD 62706 CHICAGO OFFICE - ROOM 100, 160 NO. LASALLE 60601

David Kenney, Director • James C. Helfrich, Assistant Director

October 29, 1982

Honorable Robert Buhai City Hall 1707 St. Johns Highland Park, Illinois 60035

Dear Mr. Buhai:

Let me take this opportunity to congratulate you and the community of Highland Park for successfully completing Illinois' first multiple resource nomination to the National Register. Architecturally and historically significant portions of your city (see attached material) were listed in the National Register, September 29, 1982.

The interest shown in recent years by Highland Park in preserving its cultural resources is gratifying and reflects the progressive attitude of many of Illinois' cities. If this office can be of any further assistance in these efforts, please do not hesitate to contact us.

Buth A Scotle

Sincerely,

Keith A. Sculle

National Register Coordinator

KAS/js



LAKE COUNTY

Water Tower Building 49 - Leonard Wood 1. Fort Sheridan Avenue - 12/4/74 Lake Forest Ragdale - 1230 North Green Bay Road -2. 6/3/76 zion HosDEM 215 HE (a) Road -3. Zion Shiloh House - 1300 Shiloh Blvd. -4. Zion 5/12/77 Lake Forest Lake Forest Historic District - 1/26/78 5. Waukegan Near North Historic District - 5/3/78 6. 7. Waukegan Joseph T. Bowen Country Club - 1917 North Sheridan - 11/30/78 Mineola Hotel - 91 North Cora - 1/29/79 Fox Lake 8. Church St. Sava - North Milwaukee Avenue -9. Libertyville vic. 9/6/79 10. Millburn Millburn Historic District - 9/18/79 - Vine-Oakwood-Green Bay Road Historic 11. Lake Forest District - 3/28/80 12. Highland Park - Ft. Sheridan Historic District - 9/29/80 Highland Park Ward Willits House - 1445 Sheridan Road -13. 11/24/80 American Women's League Chapter Houses 14. Zion Thematic Resources - 2715 Emmaus Avenue -11/28/80 Lloyd Lewis House - 153 Little St. Libertyville 15. Mary's Road - 6/15/82 J. Ogden Armour House - 1500 W. Kenned 34. 16. Lake Forest 6/28/82

(continued)

- 17. Highland Park Mary Adams House 1923 Lake Avenue 9/29/82 (Highland Park Multiple Resource Nomination)
- 18. Highland Park Braeside School 142 Pierce Road 9/29/82 (Highland Park MRN)
- 19. Highland Park Ross Beatty House 1499 Sheridan 9/29/82 (Highland Park MRN)
- 20. Highland Park Albert Campbell House 434 Marshman 9/29/82 (Highland Park MRN)
- 21. Highland Park Richard Churchill House 1214 Green Bay Road 9/29/82 (Highland Park MRN)
- 22. Highland Park + Henry Dubin House 441 Cedar 9/29/82 (Highland Park MRN)
- 23. Highland Park Evert House 2687 Logan 9/29/82 (Highland Park MRN)
- 24. Highland Park Harold Florsheim House 650 Sheridan 9/29/82 (Highland Park MRN)
- 25. Highland Park Mrs. Frank Geyso Houses 450 & 456 Woodland Road 9/29/82 (Highland Park MRN)
- 26. Highland Park Granville-Mott House 80 Laurel Avenue 9/29/82 (Highland Park MRN)
- 27. Highland Park "Halcyon Hall" (second Ross Beatty House) 344 Ravine Dr. 9/29/82 (Highland Park MRN)
- 28. Highland Park <u>Hazel Avenue/Prospect Avenue Historic District</u> 9/29/82 (Highland Park MRN)
- 29. Highland Park Highland Park Water Tower 9/29/82 (Highland Park Multiple Resource Nomination)
- 30. Highland Park Samuel Holmes House 2693 Sheridan 9/29/82 (Highland Park MRN)
- 31. Highland Park Humer Building 1894 Sheridan 9/29/82 (Highland Park MRN)
- 32. Highland Park Jean Butz James Museum 326 Central 9/29/82 (Highland Park MRN)
- 33. Highland Park Haerman Lanzl House 1635 Linden 9/29/82 (Highland Park MRN)
- 34. Highland Park Lichtstern House 105 S. Deer Park Drive 9/29/82 (Highland Park MRN)
- 35. Highland Park Maple Avenue/Maple Lane Historic District 9/29/82 (Highland Park MRN)
- 36. Highland Park George Millard House 1689 Lake Ave. 9/29/82 (Highland Park MRN)

COUNTY (continued)

- 37. Highland Park Sylvester Millard House 1623 Sylvester Place 9/29/82 (Highland Park MRN)
- 38. HighlandPark Obee House 1642 Green Bay Road 9/29/82 (Highland Park MRN)
- 39. Highland Park George Pick House 970 Sheridan 9/29/82 (Highland Park MRN)
- 40. Highland Park Ravinia Park Historic District 9/29/82 (Highland Park MRN)
- 41. Highland Park Rosewood Park 9/29/82 (Highland Park MRN)
- 42. Highland Park C.S. Soule House 304 Laurel 9/29/82 (Highland Park MRN)
- 43. Highland Park Ernest Loeb House 1425 Waverly 5/18/83 (Highland Park MRN)
- 44. Highland Park North Shore Sanitary District Tower Cary Avenue 6/30/83 (Highland Park MRN)
- 45. Libertyville Public Service Building 344-354 N. Milwaukee 12/8/83
- 46. Highland Park Linden Park Pl./Belle Ave. Historic District 12/13/83 (Highland Park MRN)
- 47. Highland Park A.G. Becker Property 405 Sheridan Road 11/15/84

Highland Park MRN properties determined eligible for the National Register:

Julius Goldberg House (9/29/82)
Ravinia Station (9/29/82)
May T. Watts House (9/29/82)
Sheridan-Park Apartments (9/29/82)
Robert Mandel House & Coachhouse (9/29/82)
Kenneth Lacey House (9/29/82)
John S. Van Bergen House (5/18/83)
Jens Jensen Studio (5/18/83)
Old Briargate Station (12/13/83)

UNITED STATES DEPARTMENT OF THE INTERIOR NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

FOR NPS USE ONLY	778
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SEE INSTRUCTIONS IN HOW				
TYPE ALL ENTRIES -	- COMPLETE APP	ICABLE SECTION	42	
Historic Resources of Hi	ghland Park (Par	tial Inventor	7 :	
AND/OR COMMON Historic and Architectur				
LOCATION			-	
STREET & NUMBER incorporation limits	of Highland Par		PUBLICATION	
CITY, TOWN		CONGRE	SSIONAL DISTRI	ст
Highland Park	VICINITY OF	12		
STATE Illinois	CODE 012	COUNTY Lake		097
CLASSIFICATION				
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1.Highland Park Landmark	Survey			
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				11013



XEXCELLENT

XGOOD.

XFAIR.

CONDITION

_**X**DETERIORATED

__RUINS

ORATED X_UNALTERED

CHECK ONE

The Stupey Log Cabin has been

XORIGINAL SITE Cabin has been XMOVED DATE 1969 moved.

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

GENERAL PHYSICAL DESCRIPTION OF HIGHLAND PARK

Highland Park is located in northeast Illinois, on Lake Michigan, 25 miles north of downtown Chicago. With a population of 30,611 the city encompasses some 12.4 square miles and contains approximately 10,550 dwelling units.

CHECK ONE

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

Highland Park residences were primarily built of wood or brick, although stucco was a favored material of the Prairie School architects who practiced here. Stone trim, both polished and rough-faced, is found in homes throughout Highland Park. The older homes, built on the east side along the lake, are typically substantial and situated on large lits; those built near the business districts are smaller. Their condition in most cases ranges from good to excellent. Many homes have been renovated and restored, and several are in the midst of restoration.

Most of Highland Park's significant properties are esidential, but some very fine commercial, governmental, ecclesiastical and educational structures are to be found within Highland Park's boundaries. Tudor structures, like the Sheridan Park Apartments or the small retail store building at 1882-8 Sheridan Road, the classically-derived First National Bank Building and the unique Prairie School Humer Building represent the high quality of some of the community's commercial buildings. The City Hall, with its classical monumentality, has a simplicity that is very modern for its time. Highland Park's Presbyterian Church is an excellent example of historical ecclesiastical architecture. And there is no finer example of a Prairie School educational structure than John Van Bergen's Braeside School. Approximately 10% of Highland Park's significant buildings are non-residential.

Of the 7,936 acres or 12.4 square miles of incorporated Highland Park over 1800 acres is open land that is devoted to golf courses, parks, wooded preserves, playfields and trails. Of that 1800 acres, 600 acres (double the national standard) is park land. Highland Park has 44 parks, including the 95-acre Walter E. Heller Nature Park.

With 990 different businesses, approximately 10% of Highland Park is commercial. Another 22% is open land. The rest - or 68% - of the community is residential. Most of Highland Park that is residential is

8 SIGNIFICANCE

PERIOD	AR	EAS OF SIGNIFICANCE CH	ECK AND JUSTIFY BELOW	
PREHISTORIC 1400-1499 1500-1599 1600-1699 1700-1799 1800-1899 1900-	ARCHEOLOGY-PREHISTORIC ARCHEOLOGY-HISTORIC AGRICULTURE XARCHITECTURE ART XCOMMERCE COMMUNICATIONS	EXCOMMUNITY PLANNING EXCONSERVATION ECONOMICS LEOUCATION ENGINEERING EXPLORATION/SETTLEMENT INDUSTRY ENVENTION	XLANDSCAPE ARCHITECTURE _LAW _LITERATURE _MILITARY _MUSIC _PHILOSOPHY XPOLITICS/GOVERNMENT	RELIGIONSCIENCESCULPTURESOCIAL/HUMANITARIAN _XTHEATER _XTRANSPORTATIONOTHER (SPECIFY)
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STATEMENT OF SIGNIFICANCE

The Multiple Resource Area of the City of Highland Park, Illinois, is significant for many reasons. Its history reflects the early settlement of the Northeastern region of the state; its development typifies suburban growth in the greater Chicago area, including commuter transportation to Chicago, and its architecture illustrates the attraction of country living and speculative building.

Architecturally, Highland Park offers a rich diversity of styles prevalent throughout the country from 1870 to 1980. Highland Park has excellent examples of Victorian through Post-Modern buildings. Many are designed by architects with a national reputation. Foremost in the overall beauty of the community is the respect architects and builders have always had for the top graphy and native landscape of the area.

Highland Park's first residents were the mound builders, whose history in the area can be traced back as far as 500 A.D. Through the years, the land was inhabited by the Pottawattomie Indians who established hunting grounds and chipping stations (collecting flint at the mouth of the ravines and fashioning it into arrowheads and tools). They passed through this area every year as they went from winter home to summer home.

The permanent settlement of the area today known as Highland Park developed in three phases:

- Farm settlement which followed the successful conclusion of the Blackhawk Wars in 1832.
- 2) Establishment of a residential community which included both permanent and summer residents.
- 3) Expansion of the City as a suburb of the greater Chicago area.

The first non-Indians who traversed the area were expeditionary forces sponsored by the French Catholic Church and the French Government. Pere Marquette and Louis Joliet sought a direct water route from the Atlantic Ocean to the Gulf of Mexico in 1673. The area that was to become Highland Park went from French to British control in 1763 and was used as a resource for the fur industry; still neither of these groups settled the area.

Although the Illinois Territory became part of the United States following the Revolutionary War, the Indians were not removed from the Chicago area, including Highland Park, until after the conclusion of the final Indian treaties of 1833. Then people felt it was safe to settle here. The war was not fought in the Highland Park area, but American men who fought during the Blackhawk wars saw the potential of the entire area as farmland. Many of them settled in Highland Park and encouraged others from the eastern states to settle here also.

MAJOR BIBLIOGRAPHICAL REFERENCES

The Audubon Bulletin, No. 143, September, 1967.

"A Battledeck Floor House, Residence of Henry Dubin, Highland Park, Illinois," The Architectural Forum, August, 1931.

10 GEOGRAPHICAL D	ATA		
ACREAGE OF NOMINATED PROPERT	7,936		
QUADRANGLE NAME High	land Park, Illinois	QUADRAN	GLE SCALE
ZONE EASTING	NORTHING	ZONE EASTING	NORTHING
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See verbal bounda for all individua	ry descriptions of D l properties and pro	Districts I, II, III operties within dist	, IV and PIN numbers ricts.
LIST ALL STATES AND (COUNTIES FOR PROPERTIES	OVERLAPPING STATE OR C	COUNTY BOUNDARIES
STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE
NAME/TITLE Susan S. Benja		nator and Architectu Torian	ral Historian
NAME/TITLE Susan S. Benja Nancy W. Cook ORGANIZATION Leah J. Axe	amin, Grant Co-ordin , Architectural Hist Irod, Historian	orian D	ral Historian
NAME/TITLE Susan S. Benja Nancy W. Cook ORGANIZATION Leah J. Axe Highland Pa	amin, Grant Co-ordin , Architectural Hist	orian D Ltion Committee	ATE September 31, 1981
NAME/TITLE Susan S, Benja Nancy W. Cook ORGANIZATION Leah J. Axe Highland Pa STREET & NUMBER	amin, Grant Co-ordin , Architectural Hist Irod, Historian rk Landmark Preserva	orian D Ltion Committee	September 31, 1981
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National Register of Historic Places Inventory—Nomination Form

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MAPLE AVENUE/MAPLE LANE HISTORIC DISTRICT

Addresses and Property Owners (Keyed to Map 1)

1.	265 Maple Avenue	David Shaw	16-23-201-004
2.	306 Maple Avenue	Irving B. Dobkin	16-23-105-002
3.	309 Maple Avenue	Malcolm Smith	16-23-103-019
4.	318 Maple Avenue	Ron Dirsmith	16-23-105-003
5.	332 Maple Avenue	John L. Heymann	16-23-104-004
6.	333 Maple Avenue	Bruce Sperling	16-23-103-016
7.	2340 Maple Lane	George B. Frank	16-23-103-018
8.	2345 Maple Lane	Daniel Harris	16-23-103-022
9.	2350 Maple Lane	Allan Stahl	16-23-103-017
10.	2369 Maple Lane	Parker J. Hall	16-23-103-020
11.	2360 Sheridan Road	James Crawford 1735 Shermer Northbrook, Illinois	16-23-201-003
12.	2376 Sheridan Road	LaSalle National Bank Trust #33540	16-23-201-002

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II LINDEN PARK PLACE/BELLE AVENUE HISTORIC DISTRICT

ADDRESSES AND PROPERTY OWNERS

(Keyed to Map II)

207-027 207-026 207-035 207-023 207-022 207-033 207-038 207-021 207-020
207-035 207-023 207-022 207-033 207-038 207-021 207-020
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207-065 & 066

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24.	2075 Park Lane	F. Knapp	16-23-207-067
25.	2096 Park Lane	Lawrence Goldberg	16-23-207-059
26.	2108 Park Lane	W. Werrenrath	16-23-207-040
27.	2112 Park Lane	T. Ritter	16-23-207-041
28.	2113 Park Lane	J. Maronek	16-23-207-042
29.	175 Belle Avenue	J. Wohlreich	16-23-207-060
30.	151 Belle Avenue	American National Bank for Marshall Silver	16-23-207-043
31.	140 Belle Avenue	 Old Orchard Bank & Trust for Larry Gore 	16-23-207-068
32.	132 Belle Avenue	William Sherman	16-23-207-069
33.	120 Belle Avenue	T. Breuer	16-23-207-070
34.	117 Belle Avenue	M. Zahn	16-23-207-047

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LINDEN PARK/BELLE AVENUE HISTORIC DISTRICT

ADDRESSES AND PROPERTY OWNERS OF COMPATIBLE STRUCTURES (KEYED TO MAP II)

A.	218 Linden Park Place	Maynard Marks	16-23-207-036
В.	223 Linden Park Place	B. Ruder	16-23-207-025
C.	242 Linden Park Place	E. Goodkind	16-23-207-034
D.	282 Linden Park Place	James Hart	16-23-207-031
Ε.	310 Linden Park Place	K. Levy	16-23-207-029
F.	2104 Park Lane	F. Koettgen	16-23-207-039
G.	131 Belle Avenue	B. Silver	16-23-207-045
Н.	121 Belle Avenue	Stanley Freehling	16-23-207-044
I.	101 Belle Avenue	N. Schur	16-23-207-046
J.	100 Belle Avenue	C. Block	16-23-207-071

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III HAZEL-PROSPECT HISTORIC DISTRICT

ADDRESSES AND PROPERTY OWNERS (KEYED TO MAP III)

1.	239 Hazel	Edward F. Hammel	16-23-415-010
2.	259 Hazel	lst National Bank of Deerfield,	
		Trust #2629	16-23-415-009
3.	271 Hazel	Robert R. LeClercq	16-23-415-006
4.	276 Hazel	Devon Bank as T/V/T (Joe Bortz)	16-23-418-006
4a.	228 Hazel	Fanny Simmonds	16-23-418-008
5.	330 Hazel	Bernard Nath	16-23-418-005
6.	333 Hazel	Ronald D. Sharlach	16-23-414-011
7.	351 Hazel	Arthur and Susan Rabin	16-23-414-012
8.	360 Hazel	Bernard Verin	16-23-418-003
9.	389 Hazel	Newton P. Frye, Jr.	16-23-414-013
10.	390 Hazel	Michael Berger	16-23-418-031
11.	423 Hazel	Ronald T. Furtak	16-23-413-025, 026,024
12.	441 Hazel	Roy W. Larson	16-23-413-023
13.	447 Hazel	Peter J. Koukos	16-23-413-015
	451 Hazel	John R. Milne	16-23-413-016
	455 Hazel	Irving M. Rosenbaum	16-23-413-022
16.	461 Hazel	Robert K. Powell	16-23-413-021
17.	477 Hazel	J. Condon	16-23-413-020
18.	490 Hazel	Howard Engerman	16-23-417-003
19.	493 Hazel	First Church of Christian Science	16-23-413-017
20.	500 Hazel	Dr. Norman Newman	16-23-417-002
	178 Prospect	Alan L. Reinstein	16-24-304-001
	203 Prospect	Edward P. Kaufman	16-23-411-017
	204 Prospect	John B. Stevens	16-23-415-004
24.	215 Prospect	'mRobert Freund	16-23-411-016
25.	226 Prospect	John A. Dienner, Jr.	16-23-415-003
	235 Prospect	Lawrence K. Schnadig	16-23-411-014
27.	242 Prospect	Dr. Michael B. Grossman	16-23-415-002
28.	247 Prospect	Dr. Sheldon O. Burman	16-23-411-013 (012
29.	284 Prospect	Ruth Esserman	16-23-414-006
30.	289 Prospect	Lloyd Kadish	16-23-410-015
31.	1760 Dale	Stuart K. Taussig	16-23-414-010
32.	1707 St Johns		
	(City Hall)	City of Highland Park	26-23-413-019
33.			
	Johns between		
	Hazel & Laurel		
	(Stupey Log Cabin)	Highland Park Historical Society	26-23-413-018
34.	494 Laurel	Highland Park Public Library	26-23-413-001 & 002

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HAZEL-PROSPECT HISTORIC DISTRICT

ADDRESSES AND PROPERTY OWNERS OF COMPATIBLE STRUCTURES (KEYED TO MAP III)

Α.	1765 Dale	Robert C. Olson	16-23-415-005
В.	1789 Dale	Ralph Ettlinger	16-23-415-001
c.	254 Hazel	Perry Snyderman	16-23-418-007

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IV RAVINIA PARK HISTORIC DISTRICT

ADDRESS AND PROPERTY OWNER

Ravinia Festival Association

22 West Monroe Street Chicago, Illinois

16-36-401-001 -002

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INDIVIDUAL PROPERTIES

ADDRESSES AND PROPERTY OWNERS (KEYED TO MAP 2)

ADI	DRESS	OWNER	PIN
1.	Cary Avenue Tower	North Shore Sanitary District P.O. Box 750, Russell Road Gurnee, IL 60031	17-30-405-001
2.	234 Cedar	Alan Joseph	16-25-309-014
3.	441 Cedar	Ghita Hardmon	16-25-306-015
4.	326 Central	Highland Park Historical Society	
5.	3121 Dato	Richard J. Aronson	16-15-104-007
6.	930 Dean	Richard Muller	16-25-403-007
7.	105 South Deere Park	Noel Browdy	17-31-302-084
8.	1495 Old Deerfield Road	Jerry M. Turk and W.M.E. Weber	16-27-100-007
9.	1214 Green Bay Road	Mrs. Albert Arenberg	16-26-200-006
10.	1642 Green Bay Road	Mrs. Fred G. Obee	16-23-319-019
11.	The state of the s	City of Highland Park	16-23-307-014
	west side of Green Bay	1707 St Johns Avenue	10-23-507-014
	Road, north of Central	Highland Park IL 60035	
12.		Mrs. Harold Newman	16-36-307-014
13.	1689 Lake Avenue	Andre Vacroux	16-24-307-005
14.	1923 Lake Avenue	Mrs. Ellen Pierce	16-24-302-006
15.	80 Laurel	Dr. Gerald Silverstein	16-24-302-008
16.	304 Laurel	David Rochester	16-23-410-002 & 003
17.	1635 Linden	Hans Lanzl	16-23-418-017
18.	2687 Logan	Norman Culver	16-14-308-006
19.	434 Marshman	Jules Steinberg	16-25-315-001
20.	430 Park Avenue	Leonard Laser	16-23-407-001
21.	142 Pierce Road	School District No. 108	16-36-412-001
	Braeside School	530 Red Oak Lane	10 30 411 001
		Highland Park, IL 60035	
22.	344 Ravine Drive	Ronald Manaster	16-26-204-007
23.	510 Roger Williams	Chicago and Northwestern	Contact Railroad
	Ravinia Railroad Station	Transportation Company 400 West Madison Street Chicago IL 60606	Contact Natificati
24.	Rosewood Park	Park District of Highland Park 636 Ridge Road	16-25-404-016 16-36-204-003
25.	650 Sheridan Road	Highland Park IL 60035 Harold Florsheim	17-31-101-001 16-36-205-061

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. 26.	970 Sheridan Road	Gerald Gidwitz	16-25-404-042
27.	1249 Sheridan Road	M. Wolk	16-25-201-007
	1237 Sheridan Road	Harry B. Kulp	16-25-201-008
28.	1499 Sheridan Road	Gabriel Viti	16-26-204-025
29.	1894 Sheridan Road	Humer Building Corp.	16-23-408-003
30.	2693 Sheridan Road	Irl Marshall	16-14-401-020
31.	1623 Sylvester Place	Everett Millard	16-24-307-015
32.	185 Vine	Dino J. DiAngelo	16-23-203-008
33.	1425 Waverly	Stuart Nathan	16-25-102-023
34.	450 Woodland &	J.E. Albert	16-36-207-014
	456 Woodland	Brian T. Witek	16-36-207-015

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- National Register of Historic Place Listings: (1980, U.S. Department of the Interior, Washington, D.C.)
 - Ward Willits House 1445 Sheridan Road
- Illinois Historic Structures Survey Listings: (1972-74, conducted under the auspices of the Illinois Department of Conservation, Springfield, Illinois)

House 140 Belle Avenue North Shore Sanitary District Tower Cary Avenue at Lake Michigan Rosewood Park Bridge Lake Michigan between Roger Williams and Cary Avenue John Van Bergen House 234 Cedar Cornelius Field House 147 Central Jear Butz James Museum of the Highland Park Historical Society 326 Central Roberts House 344 Elm Place House 344B Elm Place Water Tower West Side of Green Bay Road, North of Central Jennie Alice ReQua House 259 Hazel Henry C. Lytton House 276 Hazel Benjamin F. Demuth House 389 Hazel (listed as 385 Hazel) Thomas H. Spencer House 500 Hazel George M. Millard House 1689 Lake Mrs. Mary W. Adams House 1923 Lake W. Granville-Mott House 80 Laurel C.S. Soule House 304 Laurel (listed as 306 Laurel) Lanzl House 1635 Linden Avenue F.D. Everett House 2023 Linden Emil Rudolph House and garage 160 Linden Park Place William James House 24: Linden Park Place House 278 Linden Park Place 285 Linden Park Place Francis D. Everett House 296 Linden Park Place John Middleton House 185 Maple

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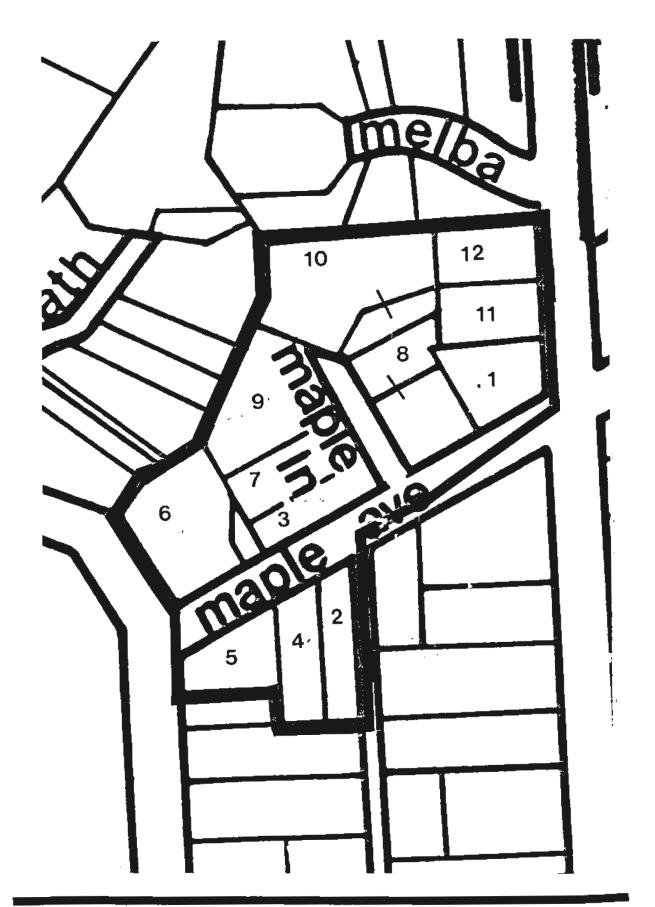
Item number

456 Woodland

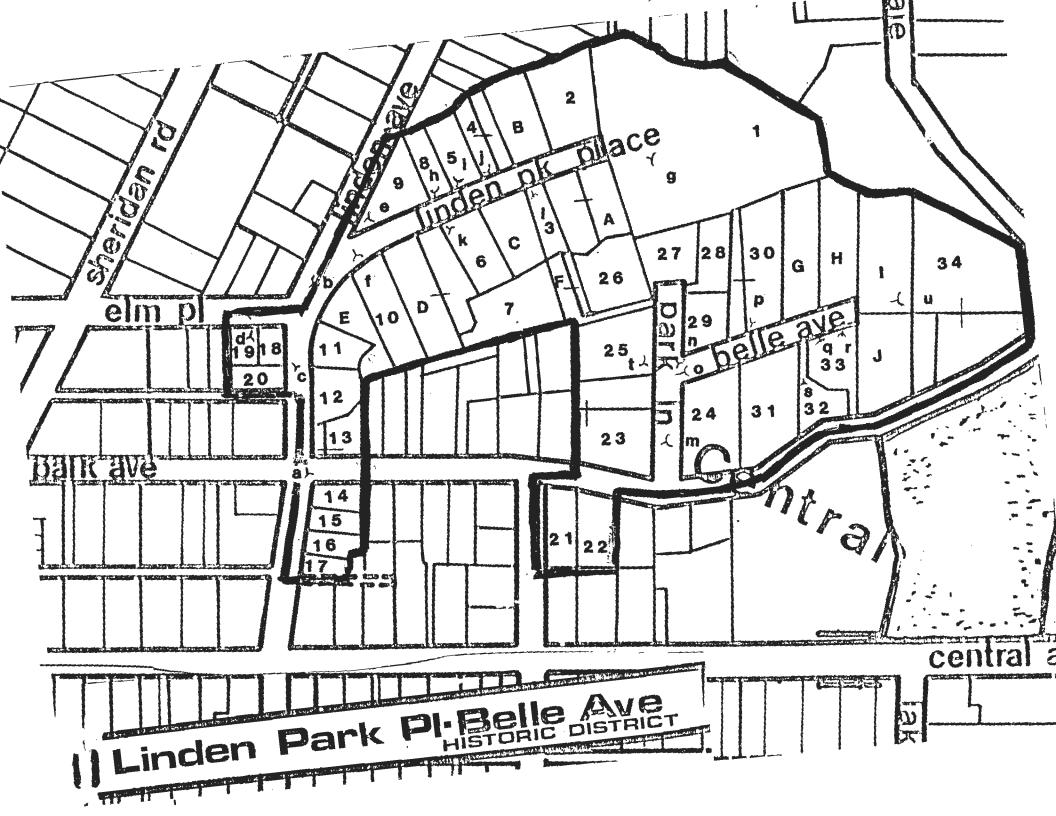
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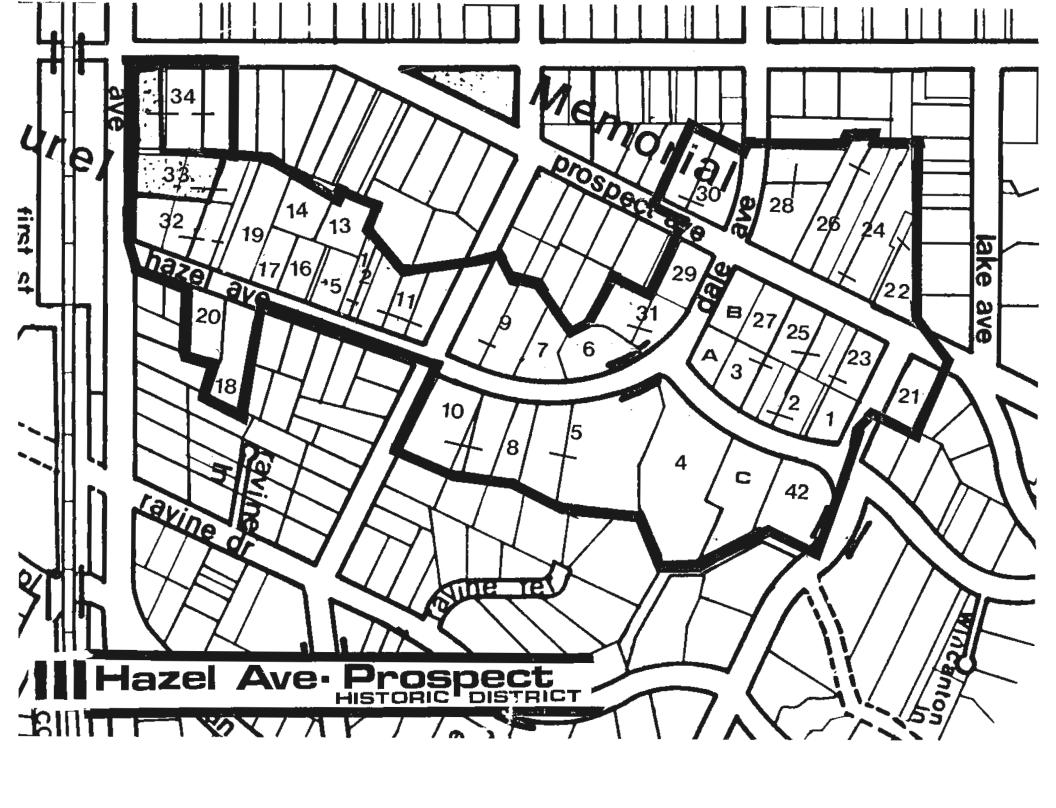
Herman Pomper House R. Smith House H. Scarborough House Second Henry Dubin House Albert Campbell House Braeside School E. Tyner House Stillman Bingham House Second Ross J. Beatty House W. Entrance, Ravinia Park Art Gallery (Casino) Ravinia Park Murray Theater Ravinia Park West Gate, Ravinia Park East Entrance, Ravinia Park City Hall Stupey Log Cabin George Pick House (Garage torn down) Ward Willits House Dr. W. Lamborn House S.H. Bingham House Sylvester Millard House Mrs. Frank Geyso Houses

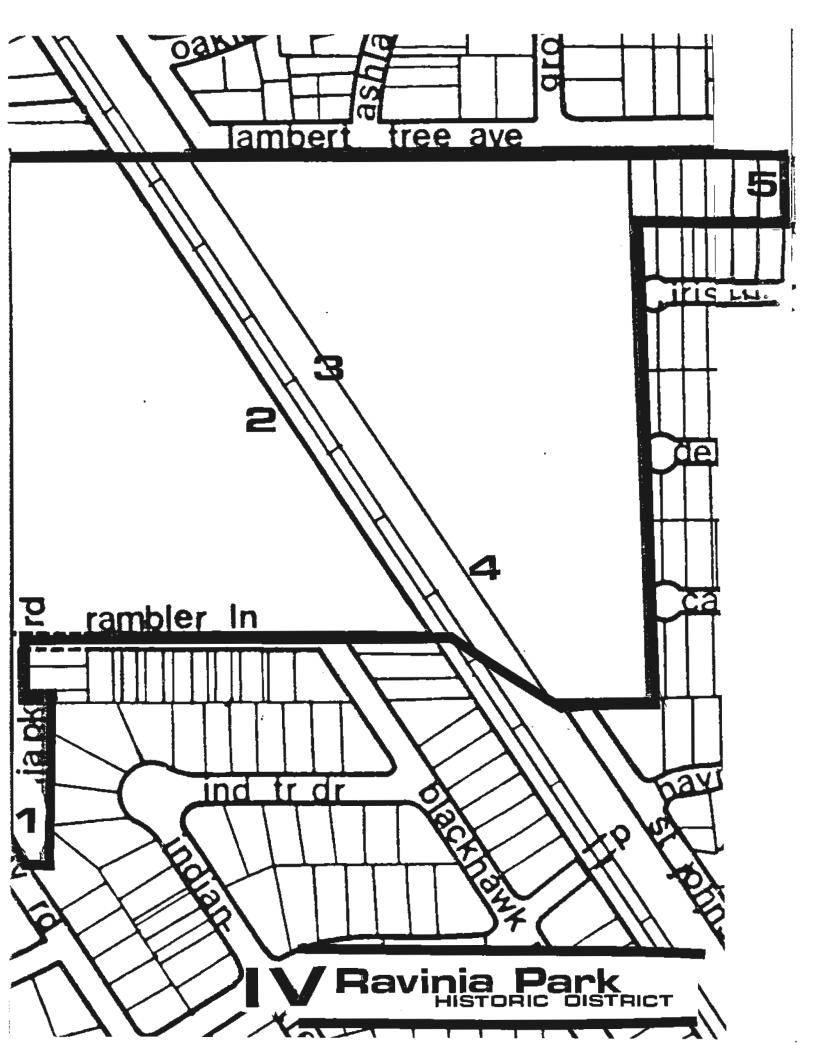
318 Maple 333 Maple (listed as 332 Maple) 2345 Maple Lane 2350 Maple Lane 434 Marshman 142 Pierce Road 204 Prospect 247 Prospect 289 Prospect 344 Ravine Drive Ravinia Park, Ravinia Park Road 1707 St Johns Avenue St Johns, north of 1707 St Johns 970 Sheridan Road 1445 Sheridan Road (previously listed) 2360 Sheridan Road 2376 Sheridan Road 1623 Sylvester 450 Woodland



Maple Ave-Maple Ln







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occupied by single-family dwellings. Historically, residents of Highland Park have lived in houses, with a small number living over stores in the business districts. Only in recent years has there been townhouse and apartment development.

Structural density is generally light throughout the city, with a more dense concentration of structures in and around the central business district and around the small but well-designed Ravinia business district (see zoning map).

Zoning density as laid out in the 1978 Zoning Ordinance, for residential property is as follows: There are minimum 3-acre parcels in R1, 2-acre parcels in R2, 1-acre parcels in R3, 1/2-acre parcels in R4, 1/4-acre parcels in R5, and 1/6-acre parcels in R6. Most of the property on the east side of Highland Park, along the lake, is zoned 1/2 acre, although many estates sat originally on larger parcels of property that have only been subdivided in recent years. In northwest Highland Park, which was originally farm land, property is zoned 1/2 to 2 acres and is currently being developed. Those areas zoned 1/4 acre and 1/6 acre tend to be along the Chicago and Northwestern Railroad commuter line east of Green Bay Road. This same dense zoning can be found in the areas known as Sherwood Forest and Woodridge, south of Berkeley Road and just west of the Chicago and Northwestern freight line paralleling Skokie Valley Road. Although this area was not fully developed until the 1950's and 1960's, it was annexed in the 1920's and was intended for settlement during the twenties, when train stations (such as Briargate) were constructed in Sherwood Forest and Woodridge for the Skokie Valley commuter route of the Chicago, North Shore and Hilwaukee Electric Railroad. Highland Park's least dense zoning, 3-acre, is along the Skokie Drainage Ditch. This is flood plain and is used almost the entire length of Highland Park for golf courses.

The facade of every residence in Highland Park must be set back from 25' (for 1/6 acre parcels) to 50' (for 2-3 acre parcels). Because of these setback requirements, homes in general tend to have a great deal of grass, shrubs and trees in their front yards. In general, the overall impression is of a wooded country area, even where lots are small. No residence can be over 35' high; homes tend to nestle into the environment.

Roughly 10% of Highland Park is zoned multiple family residential or multi-family residential-commercial. This kind of zoning is primarily around the central business district and in a few scattered areas along the Chicago Northwestern commuter line. These consist almost entir ly of townhouses with a small number of four and five-story commercial buildings with apartments over the stores and recently constructed apartment buildings. With a height limitation of 45', there can be no high rise residential building in Highland Park.

All commercial development is centered around the 40-acre central business district, the 10-acre Ravinia Business District and along the 6-mile Skokie Boulevard commercial and retail corridor. In the business districts buildings are constructed right to the lot lime. Along Skokie Boulevard they are scattered and set back from the road.

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There are only a handful of factories in town, and whatever industry exists is smokeless, low-rise and non-intrusive. An example of a fine-looking industrial structure is Lighting Products, Inc., 1549 Park Avenue West.

With the exception of some recent commercial development along the Skokie Corridor, and some recent residential subdivision in the Burr Oaks and High Ridge area of Highland Park, where the land has been virtually clearcut, buildings in Highland Park have almost always been designed and constructed with respect for the local terrain. This is particularly true on the east side of Highland Park where the romantic nature of the landscape has not changed at all over the years; plantings have only matured. Winding roads still cut through deeply wooded ravines. Homes constructed on these ravines have respected and generally enhance the natural landscape.

There is, however, somewhat less open space due to the subdivision of some of Highland Park's large, and even small, estate properties. In some cases the original mansion has been torn down. For instance, the Kimball House was demolished and the screage subdivided with new homes constructed along winding streets. Only the coach house at 750 Kimball Road remains. In other cases, such as the second Ross J. Beatty House at 344 Ravine Drive, the original home is lived in and being renovated and a few homes have been built on the property.

Highland Park's zoning ordinance, to some extent, encourages the preservation of significant structures on large parcels of land. There is a section on Planned Residential Permits that allows builders, architects and developers to depart from the strict application of density requirements when buildings with architectural or historic significance are involved. To quote: "The density may be increased if the development includes the preservation or restoration of buildings, structures, or premises having historic or architectural significance, as ultimately determined by the City Council. The square footage of site area occupied by such significant buildings, structures, or premises, which do not include dwelling units, may be doubled for purposes of calculating allowable density. However, the maximum increase allowable by this method shall be five per cent (5%) overall density."

The zoning incentive has never been used.

Highland Park's Comprehen ive Flan, p.epared in 1976 by the office of Angelos C. Demetriou, makes no mention of the preservation of significant structures. It only states that one community goal is "to preserve the environmental integrity" of the community.

Except for the preservation efforts of the Highland Park Historical Society in the <u>Stupey Log Cabin</u> and the <u>Historical Society Building at 326 Central</u>, the community was not particularly sensitive to a broader involvement in preservation until 1979, when an ad hoc citizens committee, the Highland Park Landmark Preservation Committee, gathered together volunteers to begin surveying Highland Park.

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The results of the 1979 and 1980 surveys are on file in the Preservation Committee office at 636 Ridge Road in anticipation of the imminent formation of a preservation commission. They will serve as a basic reference for designation. In the meantime, Committee members have sent to the director of Highland Park's Building Division a list of potential landmarks based on the survey, a list similar to those nominated to the National Register. With this information, these structures can be flagged should an owner apply for a building permit, and there can be an informal discussion about alterations to inventoried structures. Even without an ordinance the Planning Department and the Building Division consult with Landmark Preservation Committee members over these alterations.

Highland Park's first real commitment to preservation came when the Historical Society asked Exmoor Country Club for the Stupey Log Cabin built in 1847. The Historical Society raised the money to move and restore it, and the cabin was moved to its present site and opened as a house museum in 1969. That same year the Society received the 10-room Victorian house at 326 Central, built in 1871, renovated it and established the Jean Butz James Museum. It opened in 1972.

Highland Park has a very active preservation constituency. In addition to the Highland Park Historical Society, the Highland Park Landmark Preservation Committee, with a steering committee of twelve and a mailing list of 200, has accomplished a great deal since its inception in 1979. Steering committee members include representatives from the Historical Society, the Park District and the city staff. Members of the committee at large have surveyed all of Highland Park, written a guidebook (now out-of-print) to the community (Highland Park by Foot or Frame), overseen two studies by the Highland Park League of Women "oters on preservation. ordinances and the contents of a preservation ordinance, written an ordinance (currently being reviewed by the city attorney), organized a reference library on renovation and restoration, held numerous bus tours, bike tours, nature walks and programs and put together this National Register Multiple Resource Nomination. Equally important, the Committee has promoted and continues to promote good will for preservation within the community. Many Highland Park residents are renovating and restoring their homes, notably those at 423 Hazel, 296 Linden Park Place and 344 Ravine Drive.

Both the City Council and the Park Board are supporters of Landmark Preservation Committee activities. They have donated funding toward the publication of a second, more comprehensive guide to Highland Park. Even though there is not yet an official city preservation commission, the Committee's advice is constantly being sought by the public, the Park District and the City when remodeling or subdivision is proposed to a landmark-quality building or property. Calls constantly come in from homeowners with questions pertaining to endangered properties and restoration. One resident, the owner of Frank Lloyd Wright's Ward Willits House, has been working actively with members of the Committee to set up a not-for-profit foundation which would own the house.

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Because of the community's strong support for preservation, it is likely there will be a preservation commission established within the next six months.

Largely through the efforts of the Landmark Preservation Committee, Highland Park property owners are very much aware of the community's rich architectural heritage and they are becoming increasingly aware of its particularly distinctive landscape that has elements of its native character surviving intact.

Before the settlement of Highland Park, the native landscape was of four major types: hardwood forest, oak savannah, open prairie and sedge-cattail marshland.

The hardwood forest was mostly a mix of mature deciduous trees. A high, dense summertime canopy was over a middle story of airy shrubs and small trees - mostly witch hazels, hop hornbeams and hawthorns. The forest floor was covered with herbaceous spring-blooming wildflowers and a lot of mossy, lichen-covered fallen timber. Dominant trees were various oaks, sugar maples and hickories, with occasional basswoods, walnuts, elms and others. In the ravines and near the lake's edge the moderating influence of the lake maintained a warmer average climate, and there more southern trees such as beech were found. Numerous remmants of the original hardwood forest survive in Highland Park. They can be seen best in the ravines. Down in Ravine Drive, beginning about half a block east of Knollwood Lane, the native woodland landscape is quite intact. Elsewhere in the city the hardwood forest is present in fairly complete form. One example can be found in the ravine that crosses beneath the Roger Williams Avenue bridge a half block east .f Sheridan Road; a second is evident in the hills and ravines of Moraiue Park.

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One property in Highland Park at 2788 Roslyn Lane has over the past several decades been restored as native woodland. Mr. and Mrs. Sproat, who own two lots there, have worked hard for those decades to restore the forest. While not fully mature yet, it is very representative of what the original pioneer settlers knew as their surroundings when they first arrived in the eastern portion of Highland Park.

The oak-savannah existed in the main as separate groves of from a quarter to one hundred acres of high canopy of mature oaks. Occasional maples, walnuts, hackberries and hickories arew in the larger groves. Beneath the high canopy the groves were mostly open and park-like with sparse meadow and orchard type grasses as ground cover and a few elderberries and briars scattered about. A very good remnant of the original oak-savannah survives in the east-central portion of the Heller Nature Preserve in the very northwestern corner of Highland Park off Ridge Road, north of Half Day Road.

The landscape of the Illinois prairie was characterized by rolling hills and immense stretches of flatland that ran from Highland Park out into the vastness of the Great Plain with very little interruption. Its vegetation consisted of grasses that grew as tall as six to ten feet high every summer. They were interspersed with various shorter grasses, mid-summer wildflowers and a few low-growing woody plants such as prairie roses. Remnants of open prairie vegetation have survived along the commuter railway north of Vine Avenue and in a number of parcels in the western half of the city, particularly at the Berkeley Prairie Preserve on Ridge Road about a mile north of Deerfield Road.

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The sedge-cattail marshland landscape form has been virtually eliminated in Highland Park. Some remnants survive here and there along the now straightened Skokie Ditch. Formerly it was a sea of cattails, all of relatively uniform height, marked here and there with hummocks of low willows, red osier dogwoods and occasional small groves of tall cottonwood trees, clumps of silver maples and taller willows which stood out like islands. Among the sea of cattails the Skokie creek meandered, as did its numerous, slow tributaries.

As Highland Park became settled, streets in the business district were laid out parallel and perpendicular to the railroad tracks in relatively straight lines forming rectangular blocks. Where the ravines and rugged topography dictated, a more geographically compatible approach to landscape treatment appeared as residences were built there. These streets were laid out by landscape architect William M.R. French, who was to become director of the Chicago Art Institute in the 1870's. The flat areas with straight streets and rectangular blocks were originally landscaped in various Victorian approaches depending upon the resources available to the home owner, while the ravine areas whose streets followed the topographic contours in the pleasing lines and curves of the William French designs were landscaped in European "Picturesque" and later "Prairie Style" approaches.

For the Victorians, the house was the key visual element in the landscape. It faced the street for passersby to see. Landscaping sought to frame and ornament the house, but carefully avoided hiding or distracting from the house. The Victorian landscaper avoided the use of foundation plantings. They did not wish to hide any part of the house. They had beds of roses, of shrubs, (mostly flowering shrubs), and perennial flowers along the property lines and in one or two geometric beds in the foreground of the house. They always included at least two or three botanical novelties such as Elephant Ear plant or Hercules Club, and one or two ornate pedestal urns heavily planted with pendulous annuals and tender perennials.

The Victorians introduced evergreens in their landscaping out away from the house, either in separate beds or along the borders of the yard. "Prallmere," the large house at 126 Edgecliffe Drive, retains some of the flavor of Victorian landscape, but the foundation planting there is an anachronism. The Schaffner Estate at 35 Ravine Drive was elaborately landscaped in the late Victorian to Edwardian style. Its gardens were lavishly supplied with hundreds of hybrid roses, columbines, peonies, and clematis trained on ornate arches and trellises. Some of the original plantings remain, and the restoration of these gardens is still a possibility.

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The most astute Twentieth Century architects and landscape architects became aware, however, that only so much can be brought to a site. Important houses, houses that answer important housing needs for individuals and for the community, are best built on sites which have natural characteristics to provide a handsome setting and "frame the picture" with grace and appropriateness.

Highland Park offered mature oaks and maples, wild hawthorne, high tableland created ages ago by the action of glaciers and ravines cut by water action as well as cool summer air in a time of concern for health and fresh air. With these attributes, the community began to attract the work of emerging architects and landscapers at the turn of the century. The village changed from the Victorian to the "workshop" of men who would soon be leaders in their field.

The most distinctive landscape style in Highland Park came after the Victorian era. Called the "Prairie Style", it developed from the naturalistic approaches of William M.R. French, Ossian Simmonds and Jens Jensen. Jensen's home and studio were located at 930 Dean Avenue just south of the ravine. Jens Jensen's style grew from Aristotelian aesthetics, which attempt to recreate a naturalistic setting, and from the Eighteenth Century European landscape approaches, called the "Picturesque" approach, which sought to create a staged sense of nature. Jensen came out of that background to design with nature. He used only native vegetation and let the topography and natural setting of the site dictate the forms his work took. He strove to make his work such that the viewer was mostly unaware that a landscape architect had been there. He manipulated native woodland vegetation with open meadow areas and water as the primary elements of his design. His stone work, usually in ponds and "Indian Council Rings", was his signature. The first council ring was at his own studio. It still exists, in an altered state, on the property at 950 Dean. The residential property at 1425 Waverly known as the Ernst Loeb Estate, owned by Stuart Nathan, is the best restored example in town of Jensen's residential work. His former studio grounds, Rose ood Park (former Julius Rosenwald Estate), the Augusta Rosenwald memorial stone and council ring at Jens Jensen Park, the A.G. Becker Estate and properties near Wade and Cedar avenues are locations with considerable remnants of Jensen's work.

Ossian Simmonds is known to have laid out Fort Sheridan, part of which is within the boundaries of Highland Park. Simmonds was a turn of the century landscape architect who used naturalistic designs and relied primarily on native plant material. He and Jensen fathered the "Prairie Style" of landscape architecture. Other than Fort Sheridan it is not clear whether Simmonds had any commissions in Highland Park. Simmonds' work was largely known for his large institutional properties such as cemeteries and Fort Sheridan, while Jensen's work centered on public parks and private residential sites.

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The "Prairie Style" is more closely associated with Jensen. Leonard Eaton of the University of Michigan wrote of Jensen, "The best landscapes which he created are among the finest works of American art, and it is time that they were recognized as such," (Landscape Artist in America, Leonard K. Eaton, University of Chicago Press, Chicago 1964, page vii.). Norman Newton, historian of landscape architecture, attributes the "Prairie Style" directly to Jensen, of whom he wrote, "In time his brilliant work with indigenous trees, shrubs and wildflowers - in compositions of quiet spaciousness emphasizing horizontality and stratification of the sort found in hawthorns, flowering dogwoods and native crabapples - came to be known and advertised as the "Prairie Style." (Design on the Land, The Development of Landscape Architecture, Norman T. Newton, Belknap Press of Harvard University Press, Cambridge, Mass. 1971 p. 434.) Other histories of landscape architecture attribute at least a very significant role in the development of the "Prairie Style" to Jensen's contemporaries, Ossian Simmonds and William M.R. French.

Another of Jensen's contemporaries, May Theilgaard Watts, lived at 487 Groveland (1928-1940) in Ravinia. She was an apostle of the preservation and encouragement of natural vegetation as illustrated in her book, Ravinia, Her Charms and Destiny. She developed nature trails in the triangle of parkland bounded by Roger Williams on the south, Ravinia School on the west and Baldwin on the east. She authored Reading the Landscape of America and Reading the Landscape of Europe.

Together, the influence of William M.R. French, Ossian Simmonds, Jens Jensen and May To Watts, along with the efforts of the Ravinia Garden Club, set the tone in the late Nineteenth and first third of the Twentieth Century that remains the distinctive landscape character of much of eastern Highland Park. It is a naturalistic landscape approach with clusters of native vegetation in natural associations interspersed with informal lawn clearings placed to maximize visual appeal and a sense of harmony with the environment. The distinctive character is ecologically very positive and aesthetically peaceful.

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Four historic districts have been delineated within the Multiple Resource Area of Highland Park.

- Maple Avenue/Maple Lane Historic District
- II. Hazel Avenue/Prospect Avenue Historic District
- III. Lenden Park Place/Belle Avenue Historic District
- TV. Ravinia Park Historic District

I MAPLE AVENUE/MAPLE LANE HISTORIC DISTRICT

Boundary Description

The district encompasses an irregular area of approximately 9 acres. It runs from the northeast corner of St Johns Avenue and Maple Avenue, starting approximately 200' north of Maple along the north side of Maple Avenue including all properties on Maple Lane (entered through two stone gateposts), to Sheridan Road and including the first two properties north of Maple Avenue on the west side of Sheridan Road extending approximately 250 feet north of Maple Avenue. Properties included in the district on the south side of maple Avenue begin with those facing Maple Avenue starting at the alley approximately 400' west of Sheridan Road and extending to the property at the southeast intersection of Maple Avenue and St Johns Avenue ending 100' south of Maple of St Johns.

This small area is particularly significant because it contains a concentration of homes designed by Prairie School architect George W. Maher. All four of the holes designed by Maher have been published, and three of them (the Scarborough, Lamborn and Smith Houses) originally had landscapes laid out by Jens Jensen. (There are drawings in the Jansen archives at the Uni ersity of Michigan at Ann Arbor.)

In addition to the Maher houses the Herman Pomper House by John Van Bergen is also located within the area. More than any other Van Bergen building in

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Highland Park, the massing and detailing of this house resemble Frank Lloyd Wright's Ward Willits House.

The following buildings are included within the district: (Keyed to Map I)

House at 265 Maple, date unknown

This red brick center entrance Colonial has a beautiful columned portico with a rectangular light above the door and sidelights. There are splayed brick lintels over the first story windows.

House at 306 Maple, date unknown

The picturesque massing of this house, with its stuccoed first story and shingled second, puts it in scale with the rest of the district.

House at 309 Maple, c. 1925

This is a white stucco center entrance Colonial. Its detailing (dentils under the cornice and columns flanking the doorway) makes it representative of the Colonial Style, though not a highly significant example.

Herman Pomper House, 318 Maple, 1925

Designed by architect John Van Bergen, this stucco house, with brown wood trim, is particularly derivative of Wright's early ork. Its broad overhangs, ribbon windows, horizontal banding and interlocking geometric volumes are Prairie School in the most Wrightian tradition. Its plan is derived from the cruciform prairie house plan of Frank Lloyd Wright. The house is clearly derived from Wright's Ward Willits House of 1902. There is a dance studio, built in 1960, at the rear.

5. House at 332 Maple, date unknown

This yellow stucco house has half timbering that makes it Tudor in derivation, but it is not highly representative of the style.

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R. Smith House, 333 Maple, 1912

This stucco house has rhythmic segmental arches over the front bay and roof dormer, a broad overhanging roof, ribbon casements and a continuous sill line, all typical Prairie School characteristics. The arches and monumental symmetry are particularly characteristic of George Maher's work. It is a large 3-story house on approximately 2 acres of wooded property. The house was extensively remodeled in 1972, but all the original exterior architectural detailing was preserved. There is a second dormer on the third floor, however, that is not original.

7. House at 2340 Maple Lane, date unknown

This is a simple brown shingled house with a gabled roof and shutters. It is not particularly characteristic of any specific style, but fits in with the character of the district.

8. H. Scarborough House, 2345 Maple Lane, 3 1907

This symmetrical stucco house is easily recognizable as the work of George W. Maher by its broad massing, its flat surfaced canted walls, its wide overhangs, its use of leaded windows and particularly its segmental arch framing a recessed doorway. Of particular visual interest is the projecting central section with its canted walls, stepped back entrance, and small ribbon window detail. The house sits on a heavily wooded lot backing up to the two houses designed by George Maher on Sheridan Road.

9. Second Henry Dubin House, 2350 Maple Lane, 1949

This International Style house is less expressively functional Lit more sophisticated in its use of materials than the first <u>Dubin House</u> at <u>441 Cedar</u>. The exterior walls are of rough surfaced limestone and smooth, once-violet colored marble panels. A narrow bank of windows wrapping around the southeast corner of the house ties it together. Like the family's first home, this house has a steel frame, part of which is visible in the carport roof. Although presenting a simple one-story flat wall to the road, the house is built into a ravine at the back of the property.

House at 2369 Maple Lane, date unknown

The most prominent feature of this 2-1/2 story English country style stucco house is its large front gable. Brick sills and detailing set off the doors and windows.

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11. D.W. Lamborn House, 2360 Sheridan Road, 1910

In the Lamborn House, Maher utilized his characteristic stylistic detailings at the same time as he achieved simplicity by reducing the building to a basic symmetrical rectangular shape very similar to his Henry W. Schultz House in Kenilworth. This two-story, hipped-roof house is easily recognizable as a building designed by George Maher because of its canted walls, wide overhangs and columned doorway supporting a segmental arch. The ribbon window motif has been utilized on the second floor in a series of five casements filled with beautiful leaded glass. A 1969 fire caused some interior damage, but aside from an enclosed side porch the building's exterior has not been altered.

12. Samuel H. Bingham House, 2376 Sheridan Road, c. 1907

Although designed by George Maher, the Bingham house is not characteristic of his style. It is stucco and half timber on the first floor and shingled on the second, without the characteristic canted walls and segmental arch motif. Nevertheless, this three-story house is Prairie School in style because of its central ribbons of windows, broad overhangs and simple planar surfaces.

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The area of the Linden Park Place/Belle Avenue Historic District is irregular in shape and encloses roughly 50 acres.

The District starts at the intersection of Elm Place, Linden and Linden Park Place. The boundary extends north down the middle of Linden Avenue to the northern property line of all pieces of property fronting on Linden Park Place. The boundary line continues around to Egandale Road to enclose all the properties fronting on Belle Avenue. It continues from the eastern boundary edge of the easternmost property facing on Belle Avenue to the center of Park Avenue. The boundary then turns west on Park Avenue to a point approximately 190' east of Dale Avenue. From there it turns south approximately 165' to include the property at the intersection of Dale Avenue and Park Avenue and that property just east of it. The boundary turns west approximately 220' and north down the center of Dale Avenue to the center of Park Avenue. It then turns east approximately 120' and north 361'. From there it extends west approximately 513' and south approximately 230' to the middle of Park Avenue and continues south approximately 180' along the rear lot line of the first three houses at the southeast intersection of Park Avenue and Linden Avenue. It then jogs west approximately 30' and continues south along the rear lot line of the fourth house and continues south approximately another 60'. It then curns west approximately 180' to the center of Linden Avenue. From there it extends north approximately 420' to the center of an alley between Park Avenue and Elm Place. From that point it turns west approximately 145' and north approximately 190' to the center of Elm Place and east approximately 170' back to the intersection of Elm Place, Linden Avenue and Linden Park Place.

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(Buildings keyed to Map II)

The Historic District including parts of Linden, Linden Park Place, Belle Avenue, parts of Park Avenue and Park Lane contains many of Highland Park's earliest homes, dating from the late 1860's, as well as several distinguished examples of a wide range of architectural styles. There are four Highland Park Building Company houses (Italianate and Victorian Gothic) on Linden Park Place. On Belle Avenue there are several structures dating from the 1870's and 1880's including the home of Jonas Steers, chief contractor for the company. There are fine Prairie houses, one a documented Tallmadge and Watson (Thomas Tallmadge is best known for having coined the term "Chicago School"), one by George Maher of Linden Park Place and two designed by John Van Bergen. There at the end are several fine colonials by local architect Robert Seyfarth and a few large Tudor homes by another respected local, William Mann. Mann himself lived on Park Avenue. Finally, the best Miesian International Style house in Highland Park is to be found on Park Lane, and Mies van der Rohe is said to have consulted on the job. All in all the District illustrates the best of Highland Park architecture -- from her early Victorians through Miesian modern.

1. Emil Rudolph House, 160 Linden Park Place, 1907

Emil Rudolph was a well-known Chicago land surveyor. After spending several summers with his family in a previous house on this site, he had Prairie School Architect George Maher design a year-round home in 1907. The property remains in the family. The house is low and rectangular with a broad-hipped roof and art glass windows having a tulip motif. It has slanting walls, segmental arches, symmetrical form -- all found in Maher's interpretation of Prairie School as chitecture. The house is situated on approximately 3 wooded acres at the end of Linden Park Place. There is a coach house on the property.

William E. Vans House, 211 Linden Park Place, 1867-68

This Victorian Gothic house was built out of local brick by the Highland Park Building Company with Jonas Steers in charge of construction. [‡]It is a two-story house with a gable roof supported by broad single brackets. There is a familight over the front door.

3. House at 224 Linden Park Place, c. 1880

This two-story vernacular frame house is noteworthy for the attractive spindlework on its front porch. In addition, wooden mullions form diamond-shaped and curved patterns within many of the windows. During the 1890's this house served as a dormitory for the Alta School for Girls.

4. William James House, 243 Linden Park Place, 1868

The <u>James House</u> is one of four houses constructed on Linden Park Place by the Highland Park Building Company. It is Italianate in style with ornamented paired

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brackets separated by rectangular panels and long rectangular windows. The house is three bays wide at the front with tall narrow windows topped by segmental arches. William James, first owner of the house, was Mayor of Highland Park in 1873-74 and in 1887-1888.

5. House at 255 Linden Park Place c. 1920

This two-story Colonial-Revival house is symmetrical with shuttered windows. The central doorway is flanked by columns and topped by a fanlight. A monitor roof forms a third story.

6. House at 274 Linden Park Place, 1868-69

This two-story clapboard Italianate house, built by the Highland Park Building Company, has tall narrow windows topped by protruding hoodmolds. Ornamented paired brackets support a low-hipped roof. In the 1890's this building housed the Alta School for Girls.

7. House at 278 Linden Park Place, 1868-69

This building originally served as the barn for 274 Linden Park Place. A vehicle bridge is used to reach it from the street, since it is set across a ravine. With vertical broad wood siding and a gable roof, this house has been greatly altered for use as a home. It was remodeled in 1950.

8. Rex Jones House, 275 Linden Park Place, 1915

With its white clapboarding and bilateral symmetry, this two-story salt-box-roofed house is a typical New England Colonial. There is a covered portico at the entrance with a triangular pediment supported by Doric columns. The designer of the house was Highland Park architect Robert Seyfarth. It is typical of his early houses, which were modest colonials with some elegant detailing.

9. House at 285 Linden Park Place, c. 1925

This Tudor house is a fine example of that style, so popular in the 1920's. It is two stories with a brick first story and half-timbering on the second. Four gables punctuate a large gabled roof, and an irregularly-shaped brick chimney is topped by clay chimney pots

10. Francis D. Everett House, 296 Linden Park Place, 1868-69

This two-and-a-half story brick Gothic Revival Victorian has its original black iron cresting on the roof gables and carved bargeboard. The tall narrow

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19. House at 344B Elm Place, 1929

Remodeled in 1959 by Highland Park Architect Bertram Weber, this structure was originally the garage for 344 Elm Place. It too was designed in 1929 by John Van Bergen and built of brick and stucco with rectilinear wood trim.

20. House at 2018 Linden, date unknown

This two-story white clapboard house has bracketing under the eaves, yet colonial detailing, including a columned portico with dentils, a fanlight over the door and shuttered windows.

21. William Mann House, 224 Park Avenue, date unknown. Remodeled 1928

This cream-colored stucco salt box, with its end facing the street, was the home of Highland Park architect William D. Mann. He was responsible for the design of many of Highland Park's most handsome Tudor buildings and most successful remodelings. His own house has a shingled gable addition on the second story with a classical window motif on the first story in brown wood.

22. House at 212 Park Avenue, date unknown

This two-story stucco house with a hipped roof has columns flanking the front door.

23. Sylvia Kaufman House, 199 Park Avenue, 1924

This two-story, dark-stained shingled house is basically rectangular with a gabled roof. Its rustic appearance s complimented by a red brick sidewalk leading to the front door through a large wooded lot.

24. House at 2075 Park Lane, c. 1920

This large red brick Tudor house has white stone pilasters around the door and stone window detailings. It has an irregular roof line with steep gables and parapets. There is an arched main entrance with the arch motif repeated for the porch openings. Impressive in scale, this large home has a coach house at the rear with the address of 161 Park Avenue. The architect was Benjamin Marshall.

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windows, many with deamond leading, are topped by segmental arches. There are additions at the rear and the curved front porch has been removed. Everett, the first owner, served as an alderman and was active in civic groups and the Presbyterian church. His property extended west to Linden and across the ravine, via a footbridge, to the cottages built for Everett's help at 291, 296 and 299 Park Avenue.

11. F.D. Everett House, 2035 Linden, c. 1910

Like its neighbor to the south, this house has Prairie School detailing. It has a broad overhang, ribbon windows and a horizontal string course. The lower story is covered with shingles and the upper story stucco. The architect is unknown.

12. F.D. Everett House, 2023 Linden, c. 1914

Designed by Tallmadge and Watson, this fine stucco Prairie School house has broad overhangs, rectilinear wood trim and ribbon windows on the first and second floors. It was built by the Everett family on property that was part of the original estate at 296 Linden Park Place.

13. House at 309 Park Avenue, 1931

This smooth-surfaced, cream-colored brick house is a stripped-down Colonial Revival house with hard, crisp edges giving it a sense of geometry found in houses of the emerging modern movement.

· Bournique Houses:

- 14. 1981 Linden Avenue c. 1915
- 15. 1971 Linden Avenue c. 1915
- 16. 1963 Linden Avenue c. 1915
- 17. 1955 Linden Avenue c. 1915

18. Roberts House, 344 Elm Place, 1929

This Prairie School house was designed by John Van Bergen, who worked for Frank Lloyd Wright and who later lived on Cedar Avenue in Highland Park. Basically a cubic shape, this house is built of buff-colored stucco and brick and characterized by wide overhangs, rectilinear wood trim and a prow-shaped window above the stairwell, reminiscent of one in Wright's Ward Willits House. It originally cost \$15,000.

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25. Lawrence Goldberg House, 2096 Park Lane, 1954

This one-story brick, steel and glass International Style, with its open plan, epitomizes the Miesian International Style tradition. It is a simple, rectangular structure, with precision its hallmark. The house was designed by Crombie Taylor, and Mies van der Rohe acted as consultant. It is similar to Mies' design for the Farnsworth House in Plano, Illinois.

26. House at 2108 Park Lane, c. 1915

This three-story stucco house, with a shingled third story, has an arched entrance portico.

27. House at 2112 Park Lane, 1880's

This two-story, hip-roofed house, thought to have been built by Jonas Steers, is located where Park Lane deadends and is said to have been built there to deter the building of a bridge across the ravine to Linden Park Place - the residents preferring a quiet, dead-end street. Its noteworthy features include decorative fish-scale shingles above the first-floor front windows and a triple attic window in the Palladian tradition.

28. The east portion of this frame house was the former chicken coop and stable for 175 Belle Avenue. It was remodeled in the 1930's by the original owner, Mary E. Brand, for her son Roland, who lived there until his death in 1966. An addition was built in 1977.

29. Mary E. Brand House, 175 Belle Avenue, c. 1882

This house was built by Jonas Steers for his daughter, who married William Brand. It is two stories high, constructed of brick and is asymmetrical. Eclectic ornament includes a sunburst detail on the south pediment, fish-scal: shingles on the west pediment, brackets. dentils, stained glass, a bay window and lintel decoration. At one time the house had a turret on top of the rectangular bay next to the front door, and a wrap-around porch.

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30. House at 151 Belle Avenue, c. 1875

This handsome Italianate house, built by Jonas Steers, has tall, narrow windows topped with segmental arches with raised keystones. Its shallow-pitched hipped roof is supported by ornamented paired brackets. Classical front porches were added in the 1890's. In 1927 William Mann designed a two-story addition for the rear.

31. House at 140 Belle Avenue, 1915-20

This large two-story English country house has an asymmetrical gable roof interrupting the large hip roof covering most of the building. There are many different size windows with a second story bay window in the front gable.

32. House at 132 Belle Avenue, 1875. Remodeled 1926

This was the coach house for Jonas Steers' home at 120 Belle Avenue. It is noteworthy because it was remodeled into a Prairie School house in 1926 by John Van Bergen. Hallmarks include broad overhangs and bands of windows. It is visually low to the ground.

33. Jonas Steers House, 120 Belle Avenue, c. 1875

When Jonas Steers, Highland Park's first city tax assessor and chief contractor for the Highland Park Building Company, built hiw own home, he went far beyond the more conventional Italianate or Mansard designs. There are paired brackets and tall narrow windows, but the window lintels have rounded corners, and the building's wood siding imitates stone, making the house considerably more "substantial" looking than the other Building Company houses this size. A garage constructed in 1979 complements the house.

34. R. A. Wood House, 117 Belle Avenue, 1926

This large Tudor house, designed for riparian property by William D. Mann in 1926, is built of variegated brick with a steeply-pitched slate roof. It once occuped the entire parcel of property at the end of Belle Avenue. Although the land has been subdivided for modern ranch houses, these homes are set toward the back of their lots and the Wood House continues to serve as the visual terminus of Belle Avenue. It is set high on a bluff overlooking Lake Michigan and its eastern boundary logically defines that edge of the District.

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40. Jonas Steers House, 120 Belle Avenue, c. 1875

When Jonas Steers, Highland Park's first city tax assessor and chief contractor for the Highland Park Building Company, built his own home, he went far beyond the more conventional Italianate or Mansard designs. There are paired brackets and tall narrow windows, but the window lintels have rounded corners, and the building's wood siding imitates stone, making the house considerably more "substantial" looking than the other Building Company houses this size. A garage constructed in 1979 complements the house:

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This large Tudor house, designed for riparian property by William D. Mann in 1926, is built of variegated brick with a steeply-pitched slate roof.

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III HAZEL AVENUE/PROSPECT AVENUE HISTORIC DISTRICT

Boundary Description

The area of the Hazel Avenue/Prospect Avenue Historic District is long and irregular in shape, enclosing an area of approximately 50 acres. The boundary starts with the property containing the Highland Park Public Library at the southeast corner of Laurel and St. Johns. From a point approximately 300' east of the intersection it extends to the corner of Laurel and St Johns and south on St Johns to Hazel Avenue enclosing those properties on the east side of St Johns. The boundary extends down the middle of Hazel Avenue and turns south about 200' from the corner to include the two properties at 500 and 490 Hazel. It then turns back east along the center of Hazel so that up to Linden Avenue only those properties on the north side of Hazel are included in the District. Two properties, at 447 Hazel and 451 Hazel, which do not front on the street, are also included. At the intersection of Linden and Hazel the boundary jogs south approximately 300' to the back yard line of all the properties on the south side of Hazel Avenue. It turns north on Forest Avenue and crosses Hazel to the back of the property at 178 Prospect. It turns north at the east edge of that property crosses Prospect and turns north at the east edge of 203 Prospect. It goes north approximately 500' to the back of all the properties on the north side of Prospect crossing Dale Avenue to the rear of the property at 189 Prospect. From these it goes south to Prospect and jogs south along the western boundary of the property at <u>284 Prospect</u>. It then jogs back west to include the entire piece of property at 1760 Dale. From there it jogs west along the rear line of all the properties on the north side of Hazel. This brings the boundary to the rear lot line of the properties on the north side of Hazel west of the intersection of Linden and Hazel.

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(Buildings keyed to Map III)

The Hazel-Prospect District contains a concentration of Highland Park's oldest, most historic buildings with some fine examples of Victorian and turn of the century architecture.

Elisha Gray, who filed a patent for the telephone the same day as Alexander Graham Bell, had his home and studio on Hazel Avenue. These buildings, at 461 and 333 Hazel, were two of four houses constructed on the street by the Highland Park Building Company. The others were the Victorian at 500 Hazel and the Mansard Style house at 423 Hazel. The latter, currently being restored, is Highland Park's finest example of French mansard architecture. The community's best Queen Anne house is located at 259 Hazel; it has a Prairie School coach house.

At the turn of the century Highland Park was an established resort community, and the compound known as Wildwood was built. Located on the south side of Hazel between Linden and the ravine west of Dale, this complex of four houses and a common dining room was built as a summer residence for four Hyde Park families.

Year-round houses were also being constructed. Howard Van Doren Shaw designed a shingle-style country house at 215 Prospect and an elegant Colonial Revival house was built at 289 Prospect.

The area, with its rich variety of Victorian and historical-revival buildings 'llustrates well the types and styles of homes typically constructed between 1870 and 1930.

1. Elias Watkins House, 239 Hazel, 1873, 1932

This English cottage style house was a small, vernacular house that was surrounded and extensively remodeled for Watkins in 1932 by Architect William D Mann. From 1937 to 1974 the nationally recognized authority on child rearing, Edith Neisser, lived here.

Jennie Alice ReQua House, 259 Hazel, c. 1893

With its wrap-around porch, cylindrical and polygonal towers and picturesque massing, this elaborate Queen Anne house is one of the few houses in Highland Park designed in this style that has not been substantially changed over the years. The property on which the house was built was sold to Jennie Alice ReQua by Dana Sweetland, who was Mayor of Highland Park from 1883 to 1887.

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House at 271 Hazel, date unknown

Although sheathed in asphalt siding, this house has some nice Colonial detailing including broad fanlight windows and a broken pediment over the front door.

Henry C. Lytton House, 276 Hazel, 1880, c. 1915

This southern-style Classical Revival mansion, with its columned portico, is actually an addition to part of an 1880's house that today contains the kitchen and maids' quarters. When Lytton, Chairman of Lyttons's Department Store, married a southern woman in 1915 he bought this five-acre estate, tore down 80% of the old house and constructed a temple-front house. The house was expanded in the 1930's with much of the reconstruction done in the Art Deco style; a formal garden and the north shore's first in-ground pool was added. The coach house at 228 Hazel has been remodeled into a private residence. (4a)

5. Nathan Leopold House, 330 Hazel, c. 1900

This brown shingled house, with half-timber detailing, is the easternmost house of the resort compound known as "Wildwood." It was originally the summer home of the Leopold family from the Leopold and Loeb case.

6. Elisha Gray Studio, 333 Hazel, c. 1870

In 1873 Elisha Gray purchased this small vernacular cottage for use as a private laboratory. It was in his workshop here, in 1874, that Gray invented a device for transmitting sound, similar to a telephone. It is presently a private home.

House at 351 Hazel, date unknown

This symmetrical yellow brick house, with its simple columned portico, is in scale with the neighborhood but has little stylistic detailing.

8. Henry B. Steele House, 360 Hazel, c. 1900

Also part of "Wildwood", this house served as a summer home for the Steeles, a second Hyde Park family w_{ho} summered in Highland Park. The house is a simple white stucco home with shutters and a porticoed doorway. Sidelights flank the front door.

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9. Benjamin F. Demuth House, "Hazelcrest", 389 Hazel, c. 1905

This large stucco home, symmetrical in its massing, utilizes the semi-circular arch as a dominant motif. It is found in an arch over the doorway at the second-story level extending beyond the roof line, in the first story arched windows with curved mullions, in a curved porch at the west side of the house and in a barrel-vaulted porte-cochere extending out from the front door. There is a coach house at the rear of the lot.

10. Oscar Foreman House, 390 Hazel, c. 1900

This was the largest of the five buildings making up the private summer resort compound known as "Wildwood." There were four houses connected by a single driveway and a common dining hall containing servants' quarters. Of the five buildings, three are left. One burned, and one is said to have been demolished. The Foreman house was remodeled twice; in 1928 it was expanded and in 1932 the columned portico, designed by Architect S.S. Beman, Jr., was added. Jens Jensen landscaped the yard and designed a log playhouse for the Goodman family, who occuped the house from 1921 to 1977. The cabin has been moved to Heller Nature Center, Ridge and Old Mill Road, and is currently being restored by the Park District of Highland Park.

11. House at 423 Hazel, c. 1871

Built by the Highland Park Building Company, this house is the community's best example of the French mansard style of Victorian architecture. The buff-colored brick house has tall, narrow windows, a wrap-around porch and a dormered mansard roof supported by ornamental brackets. It is being restored by the current owner. The brick has been stripped, and the trim painted in typical Victorian colors.

House at 441 Hazel, c. 1925

A simple Greek portico with pediment and Corinthian columns put this symmetrical brick house in the Colonial tradition.

13. House at 447 Hazel, remodeled c. 1925

This half-timber Tudor style house was the barn for the Elisha Gray property. It was remodeled into a house in the 1920's.

House at 451 Hazel

This yellow shingle house with its central entrance and gambrel roof was constructed in the Colonial style on the Elisha Gray property.

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15. J.J. Cleary House, 455 Hazel, 1925

With its steeply-sloped hipped roof, this symmetrical grey stucco house is French Provincial in style. Quoining at the corners and on the chimney provides the most interesting detailing. X. Vigeant was the contractor.

16. Elisha Gray House, 461 Hazel, 1872

This home, built by the Highland Park Building Company for Elisha Gray, is one of Highland Park's most historic structures. Elisha Gray, between 1867 and his death in 1901, filed over 100 patents, including a patent for the telephone. His patent was received the same day as Alexander Graham Bell's, although after a lawsuit the Supreme Court ruled in favor of Bell. Gray's company, known as Gray and Barton, then Graybar Electric, became Western Electric Manufacturing Company. The house has been altered over the years with the removal of a front porch and a third floor mansard tower, but retains its Victorian character with tall, narrow windows and a front bracketed bay.

17. House at 477 Hazel, c. 1925

This cream-colored stucco house with brown half-timber trim has a steeply pitched gable roof with inset dormers

1b. House at 490 Hazel, c. 1885

This house, with its conical-roofed tower, gables and purch was built in the Queen Anne style by Thomas Spencer as a wedding present for his daughter. It is one of a half-dozen remaining houses designed in this style in Highland Park.

19. First Church of Christian Science, 493 Hazel, 1941

This red brick church with a pointed belfry and temple front was designed in the Colonial tradition by Architect S.S. Beman, Jr. It was built above the foundations of the original church, founded in the early part of the century.

20. Thomas H. Spencer House, 500 Hazel, c. 1871

This mansard style Victorian was built by the Highland Park Building Company for Thomas Spencer, a charter member of the Presbyterian Church. The house has its original narrow windows and mansard roof, but its front entrance originally faced St. Johns, and the corner parking lot was originally an apple orchard.

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21. House at 178 Prospect, c. 1902-1905

This three-story grey shingle house with wood trim is attributed by oral tradition to Howard Van Doren Shaw. It was one of three developed on land owned by John Putnam and originally had a more substantial lot, extending to the east. The entry and interior hall closely resembles Ragdale, Shaw's own home.

22. John A. Putnam House, 203 Prospect, c. 1901

This three-story unpainted shingle house with a gabled roof is said to have been designed by Howard Van Doren Shaw, who designed the houses next door and across the street. Although the house is not as finely detailed, its rustic simplicity relates it to the Arts and Crafts movement. According to oral tradition, Putnam purchased the land for this house and the house next door, and the house at 178 Prospect, and commissioned Shaw to design all three.

23. E. Tyner House, 204 Prospect, c. 1875

This clapboard carpenter Gothic house has a gable roof supported by paired carved brackets. Although its wraparound porch was replaced in 1946 by a screened porch with classical detailing by architect Bertram Weber, the house retains its Victorian character.

24. Ives House, "Thorneycote," 215 Prospect, c. 1901

Because of oral tradition and because of its close resemblance to "Ragdale," Shaw's own house in Lake Forest, the design for this gable-roof shingle house has been attributed to Howard Van Doren Shaw. Through its pure form, simplicity and detailing, the house is related to the English Arts and Crafts movement and the Shingle Style prevalent on the East Coast at the turn of the century. The twin gable motif on the front of the house can be seen in other Shaw houses including the George Pick House at 970 Sheridan Road. Also located on the 1-1/4 acres of naturally landscaped property is a barn constructed c. 1872 that has been converted into a coach house and has been added to.

25. House at 226 Prospect, 1926

Symmetrical and formal, this two-story brick house with a steeply-sloped hipped roof, derives its style from the French Provincial tradition.

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House at 235 Prospect, c. 1925

This brick New England Colonial, with its side chimneys and shutters, has a particularly handsome doorway topped by a fanlight, flanked by sidelights and entered through a portico supported by delicate Corinthian columns.

House at 242 Prospect, date unknown

This stucco house with simple wood brackets was heavily damaged by a fire in 1950. Although there is little detailing, the scale is in keeping with the neighborhood.

28. Stillman Bingham House, 247 Prospect, c. 1872

Although expanded several times, the main facade of this Carpenter Gothic Victorian house, with its paired brackets and Loodmolds, retains its integrity. A friend of Elisha Gray, Stillman allowed Gray to string wires between their homes for an experiment in developing Gray's telephone.

29. House at 284 Prospect, c. 1925

This brick and shingle house, with its steeply sloping gabled roof, was designed in the tradition of English colonial architecture. A two-story addition, designed by rehitect Robert Seyfarth, was constructed in 1935.

House at 289 Prospect, 1909

Because of its handsome Classical detailing, this house is one of Highland Park's most distinguished early Colonial Revival houses. Its porticoed doorway, with an elliptical fanlight and leaded sidelights, its dormer enclosing a Palladian motif and its two-story, fluted pilasters illustrate the shift in interest from the fanciful Victorian styles popular in the 1870's, 80's and 90's to the simpler Colonial homes that became especially popular in the 1920's and that were never to go out of Vogue in Highland Park.

31. House at 1760 Dale, date unknown

This yellow brick house, with a bracketed hipped roof, has windows topped by segmental arches and brick and stone lintels. It is approached by a stone arched bridge spanning a narrow ravine. There is a coach house at the rear.

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32. City Hall, 1707 St Johns, 1930

Highland Park's third City Hall was designed in 1930 by Frederick Hodgdon of Stanton and Hodgdon. Constructed of Wisconsin limestone, the design is modern in its simplicity, yet Classical in its symmetrical massing and detailing. A cupola, Roman garlands, a broken pediment over the windows and columns at the entry express the Classicism often utilized in the design of governmental buildings.

33. Francis Stupey (Franz Stuppi) Log Cabin, East side of St. Johns between Laurel and Hazel Avenue, 1847

Built in 1847 of hand-hewn virgin white oak timbers, this is Highland Park's oldest standing structure. The timbers are squared, dovetailed and notched at the corners, and the chimney is constructed of fieldstone. The cabin was built by Stupey, with the help of his father-in-law, Nicholas Rechtenwald, on 100 acres of land that is now Exmoor Country Club. From 1847 to 1875 the cabin served as the Stupey family home, then as a farm building until 1896, when the founders of Exmoor bought the Stupey farm. The cabin was used as a utility building until 1968, when it was moved to its present site, restored and furnished to the period by the Highland Park Historical Society. It is open to the public as a museum.

34. Highland Park Public Library, 494 Laurel Avenue, 1931

This limestone Tudor building, with its Tudor arched doorways and potted chimneys is the second building constructed on this site. From 1887 to 1906 the Library was located in the local jail, the city clerk's office and the Young Men's Club headquarters. From 1906 to 1931 when the present building was constructed, the community was served by an Andrew Carnegie library. The present building was added to in 1975, with the addition designed by Wendt, Cedarholm and Tippins. The Jesse Lowe Smith Garden is located between the Library and City Hall.

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IV RAVINIA PARK HISTORIC DISTRICT

Boundary Description

The area of Ravinia Park is roughly rectangular in shape and encloses approximately 36 acres. It runs approximately 1500' from east to west and 1200' from north to south. The north boundary of the Ravinia Park Historic District runs along Lambert Tree Avenue to Sheridan Road and south on Sheridan Road approximately 200' and back west approximately 400', then south approximately 1100' to the termination of St Johns Avenue. From that point the boundary goes west approximately 200' and follows the east side of the tracks of the Chicago and Northwestern Railroad to Rambler Lane. It follows Rambler Lane east to Ravinia Park Road and includes all of Ravinia Park Road to Green Bay Road. From the west end of Rambler Lane the boundary of Ravinia Park follows a straight line north approximately 1100' back to Lambert Tree Avenue

Historic Structures: (Keyed to Map IV)

- 1. Green Bay Road Gate
- 2. West Entrance Gate
- 3. Murray Theatre
- 4. Casino Building
- 5. Si.≥ridan Road Gate

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Ravinia Park, Chicago's summer music festival and summer home of the Chicago Symphony Orchestra, dates back to 1902. Built by the Chicago and Milwaukee Electric Railroad as a pleasure resort, it was designed specifically to attract customers for the railroad.

In 1902, 36 acres of wooded land on both sides of the railroad and bounded by the only two roads in the area, Green Bay Road on the west and Sheridan Road on the east, were purchased by A.C. Frost for the railroad. The following year the park was planned, buildings were designed by Architect Peter Weber, and construction began.

On August 15, 1904, Ravinia Fark opened as a year-round amusement park. Buildings included a casino and ballroom, the Ravinia theatre, a spectator stadium and a music pavilion. Two of the four buildings designed by Weber remain: the casino and the theatre. Advertised as the highest class amusement park in the west, it had an electric air swing, a skating rink, a toboggan slide and an electric fountain.

Classical music was featured. The New York Symphony under Walter Damrosch, played there in 1906.

The railway went into receivership in 1908, and efforts got under way to keep the park operating - though with a different orientation: opera became the primary drawing card. A large group of donors, including businessmen Louis Eckstein, Sears' Chairman Julius Rosenwald and utilities magnate Samuel Insull, formed the Ravinia Park Company in 1911 to buy the park from the railroad, and the season opened with the Theodore Thomas Orchestra under the leadership of Frederick Stock. Opera was performed during intermission.

Ravinia Park enjoyed enormous success up to the Depression. In 1918 the opera "Aida" was presented for opening night, and the years 1918-1931 became known as "The Golden Age of Opera at Ravinia." World-renowned singers and conductors performed with Louis Eckstein in charge. Mr. and Mrs. Eckstein kept the park afloat during 1931, but the Depression forced closing the park for four years.

Envisioning a shorter season and only symphonic concerts, a group of North Shore men began work to reopen Ravinia on a more modest scale. In July 1936 Ravinia reopened as the Ravinia Festival, an Illinois not-for-profit corporation featuring the Chicago Symphony Orchestra. This

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marked the beginning of Ravinia as it is known today; the summer home of the Chicago Symphony. In 1944 Mrs. Eckstein deeded the 36-acre park to the Ravinia Festival Association, stipulating it was only to be used for cultural events and thus assuring its continuance.

The world's greatest musicians have played and continue to play at Ravinia. Arthur Rubenstein, Jascha Heifetz, Gregor Piatagorsky, Sir George Solti, Igor Stravinsky, Seiji Ozawa are but a sampling of the artists. In addition, dance troupes including the Joffrey, Merce Cunningham and Martha Graham have performed. Even a fire which completely destroyed the original wooden pavilion did not interrupt the 1949 concert season. Until a new concrete pavilion was constructed in 1950, a 33-ton canvas tent used to hangar B-29 airplanes housed the concerts.

In 1955 the Shore Line Route of the Chicago North Shore and Milwaukee Railroad was abandoned and the right of way became the Green Bay Trail. The Chicago and Northwestern Railroad still makes stops at Ravinia Park on concert nights.

Two of the four original buildings are still standing. In 1956 the Old Casino Building was partially renovated and opened as an art gallery for exhibits held during the concert season. In 1957 the Ravinia Theatre reopened after 42 year; and was partially refurbished; in 1976 it was completely renovated, preserving its original style. It is actively used each concert season for chamber music and many other kinds of programs.

The Theatre building, renamed the Murray Theatre in 1960, is the most prominently sited structure on the park grounds. It is centered on axis with the park's west entrance, the first structure seen as you cross the Northwestern tracks. In style, the building appears to be derivative of a Spanish church. It is symmetrical, slucco with wood trim, flanked by two three-story towers and topped by a red tile gable roof. But its detailing - art glass and curved wooden brackets - is strictly Arts and Crafts. The entrance is grand, flanked by elaborate wrought iron lamp posts with stained glass lanterns. The two-story portico, with a cartouche at the apex of the gable roof, has a series of doorways topped by a 5' high elliptical arch of opalescent and blue stained glass set in a geometric motif. This stained glass pattern is repeated on the inside door to the theatre. The side walls of the theatre are windowed in stained glass panels of blue, green, gold, frosted and opalescent stained glass in more complex geometric patterns. Panels in the gabled wood ceiling have Art Nouveau border designs that pick up the color of the glass. Steel trusses support the gabled roof with three stained glass fixtures hanging from each steel truss. With deep salmon-colored walls, forest green trusses and elegant art glass work, the overall interior effect is warm and as impressive as the building's front entrance.

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The Casino, located just to the south of the theatre building, is similar in style to the theatre. It too is a two-story stucco structure, Spanish in overall feeling, with an impressive entrance flanked by two three-story towers, in this case housing stairways to the Casino's second story ballroom. The impressive doorway is topped by an elliptical fanlight and a balcony entered from the ballroom. There is a stained glass fixture over the doorway and stained glass lanterns in the wrought iron lamp posts on each side of the door. Art glass in geometric patterns similar to those found in the theatre is found on interior transoms and stairway windows. Interior and exterior wood trim on the Casino is painted brown. The central first floor room has interior half-timbering, beamed ceilings and stained glass fixtures. The second story ballroom also has beamed ceilings, curved brackets supporting the room beams - all dark brown against white stucco walls. The overall effect is impressive, with detailing derivative of the Arts and Crafts movement.

Exposed wood structural elements found throughout the <u>Theatre</u> and <u>Casino</u> form the basis for the only other original structure found on Ravinia grounds: the <u>gates</u>. Wooden gates with broad elliptical arches are to be found at the Green Bay and Sheridan Road entrances to the Park as well as on either side of the Northwestern tracks. On concert nights they are lit by strings of small theatrical lights.

In addition to the park's original buildings and structures the following are to be found:

- A 3500 seat pavilion constructed of concrete in 1950, refurbished and rebuilt in 1970 by the Chicago architectural firm of Holabird and Root.
- Several auxiliary buildings of stucco with brown wool trim to house refreshments, restrooms and ticket offices.
- A restaurant, the "Cadenza," located on the site of the old baseball stadium. It was designed in 1973 by Holabird and Root.

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Individual Properties

Within the Multiple Resource Area of Highland Park 34 individual properties have been nominated. Separate forms on each property are herein included, but the following list (keyed to map 2) gives the name and address of each:

1.	North Shore Sanitary District Tower	Cary Avenue at Lake Michigan				
2.	John S. Van Bergen House	234 Cedar				
3.	Henry Dubin House	441 Cedar				
4.	Highland Park Historical Society	326 Central				
5.		3121 Dato				
6.	Studio of Jens Jensen	930 Dean				
7.	E. Lichtstern House	105 South Deere Park Drive				
8.	Old Briargate Station	1495 Old Deerfield Road				
9.	Richard Churchill House	1214 Green Bay Road				
10.	Obee House	1642 Green Bay Road				
11.	Highland Park Water Tower	West side of Green Bay Road, north of Central				
12.		487 Groveland				
	George Madison Millard House	1689 Lake Avenue				
	Mary W. Adams House	1923 Lake Avenue				
	W. Granville-Mott House	80 Laurel Avenue				
	C.S. Soule House	304 Laurel Avenue				
	Haerman Lanzl House	1635 Linden				
18.	W. Evert House	2687 Logan				
19.	Albert Campbell House	434 Marshman				
	Sheridan-Park Apartments	430 Park Avenue				
21.	Braeside School	142 Pierce Road				
22.	"Halcyon Hall", Second Ross J.					
	Beatty House	344 Ravine Drive				
23.	Ravinia Station	510 Roger Williams				
24.	Rosewood Park	Roger Williams and Lake Michigan				
25.	Harold Florsheim Property	650 Sheridan Road				
	George Pick House	970 Sheridan Road				
27.	Robert Mandel House and Coach House	1249 Sheridan Road and				
		1237 Sheridan Road				
28.	Ross Beatty House	1499 Sheridan Road				
29.	Humer Building	1894 Sheridan Road				

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30. Samuel Holmes House 2693 Sheridan Road
31. Sylvester Millard House 1623 Sylvester Place
32. Julius Goldberg House 185 Vine Avenue
33. Ernest Loeb House 1425 Waverly Road
34. Mrs. Frank Geyso Houses 450 Woodland Road
456 Woodland Road

One building, the Ward W. Willits House, has previously been enrolled on the National Register of Historic Places.

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At the same time, Irish and German immigrants were arriving in the Chicago area because of easy access through the Erie Canal and the Great Lakes. Many of the Irish emigrated to work on the Illinois and Michigan Canal which was begun in 1836. Government lands were made available at a reduced rate to these workers; and some of these men purchased U.S. land grants in the Highland Park area. The Germans had also heard of the potentially rich farm lands and proceeded to set up farms. The only documented farm houses from this early period bear the names of Patrick Sheahen (1756 Sunset Road), Casper Zahnle (1520 Ridge) and Francis Stupey (north of 1707 St Johns). Portions of the Sheahen and Zahnle cabins have been incorporated into present-day homes. The Stupey Log Cabin has been moved from its original site and has been restored. Several other farm houses such as the Hessler farm house at 82 Green Bay Road and the Sweeney farmhouse at 3543 Krenn constructed in the 1880's and 1890's (and then outside of Highland Park's city limits) currently serve as houses and have been surrounded by the growing community.

Early settlers arrived by lake schooner from Chicago. The first road, known as The Green Bay Trail, was laid out by the U.S. Army between Chicago and Green Bay, Wisconsin, but it was only a horse trail and could not accommodate wagons or equipment.

Besides individual farms, 1844 saw the settlement of the small community of St. Johns, which was located on a bluff overlooking Lake Michigan, just north of what is today the city limits of Highland Park. The economic growth of the surrounding area was so meager that the town never realized its potential as the shipping center its founders envisioned. In addition, road construction would not begin until the Township system was created in 1850. St. Johns was abandoned when the town of Port Clinton was platted in 1853.

Port Clinton, located in what is today the Northeast corner of Highland Park, was founded by Jacob Clinton Bloom. It succeeded as a port town because of a plank road which carried lumber and grain from towns to the west to be shipped to Chicago from Port Clinton. Port Clinton also had its own brickyard. The town died because the Chicago and Northwestern Railroad, constructed in 1854, did not use Port Clinton as a station. Also contributing to Port Clinton's demise was the Chicago cholera epidemic of 1855 which spread to the town. Despite the demise of the town, a lighthouse which was constructed at the site of Port Clinton in 1850 continued to operate. It was one of a series to insure safe shipping along Lake Michigan, but its use was discontinued in 1860 as an economy measure during the Civil War. Today the area formerly known as Port Clinton has been claimed by the Lake.

The origin of the City of Highland Park began with the construction of a train station in 1854 at what is today the intersection of Central and First Street in Highland Park.

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In 1853, Walter Gurnee, president of the train line and a former mayor of Chicago, formed the Port Clinton Land Corporation and bought up large tracts of land in the area from Port Clinton to the present day Central Avenue. Placing the train station at Central insured the financial success of his real estate speculation. He had bought the land, which he named Highland Park, not to farm as most purchasers of that day did, but for future resale. He envisioned the area as a place where Chicagoans would build mansions, commuting to and from Chicago by railroad. Businesses grew up around the station. These included McDonald's General Store (at the northeast corner of Central and St Johns), the Highland Hotel (at the southwest corner of Central and First Street), and Moses Moses' Dry Goods Store (at the northwest corner of Central and First Street). McDonald's was replaced by the Erskine Bank, today the First National Bank, in 1907. A segment of an addition to the hotel still can be seen on Central at First Street, but it is to be demolished. The Moses Moses store was demolished in the 1960's.

Gurnee held onto his land as it rose in value. Then, in 1867, the Highland Park Building Company was formed by a group of Chicago businessmen. This was Gurnee's opportunity to sell his holdings. The Highland Park Building Company purchased 1200 acres from Gurnee at \$12 per acre. The Building Company was also buying up land south of Central to Sheridan Road.

It was the intention of the Highland Park Building Company to create a gracious community of fine homes. Before construction began, Frank Hawkins, resident manager for the Company, engaged Landscape Architect William French to plat the acreage that the Building Company had purchased - from Walker Avenue to Beech Street, the north end of Ravinia - taking full advantage of the natural setting including ravines, woods, lakefront bluffs, etc. French was the brother of the famous sculptor Daniel Chester French, and was to become Director of the Chicago Art Institute.

East of the tracks, Hawkins planned to build large homes. Prototypes were put up for speculation. All four houses built on Linden Park Place remain - two Victorian Gothics at 211 and 296 and two Italianates at 243 and 274. None of the others erected prior to the City's incorporation are still standing.

West of the tracks land was platted in smaller lots and was intended for commercial development and lower income homes.

Highland Park was incorporated in 1869 with Frank Hawkins as the first Mayor. It was the fourth North Shore community to receive a charter - Evanston 1854, Lake Forest 1857, Highwood 1868). After incorporation the Building Company built additional amenities such as a public school and donated land and materials for a church building to make the community more desirable to prospective residents. These buildings are gone.

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In 1876, Highland Park had 1,076 residents. In the 1870's the residents either bought those homes built for speculation by the Building Company or bought land from the Building Company and chose styles from pattern books, having their houses constructed by the Building Company or local carpenters. No architects designed these early buildings. Examples include: 147 Central, 274 Central, 288 Central, 326 Central, 120 Belle Avenue, 151 Belle Avenue, 217 Laurel, 304 Laurel, 247 Prospect, 204 Prospect, 333 Hazel, 423 Hazel, 461 Hazel (Elisha Gray House), 500 Hazel, 185 Maple, 2130 Sheridan Road, 2145 Sheridan Road. These homes were generally year-round dwellings. Following the Depression of 1873-74, the Highland Park Building Company terminated their operation and no more buildings were constructed by them.

All of the Victorian homes constructed in Highland Park in the 1870's, whether Victorian Gothic, Italianate or French Mansard in style, were less elaborate than their East Coast counterparts. They were built of lumber from local lumberyards and brick from local brickyards. One such brick yard was located on McDaniels at what is today Mooney's Pond. In addition to those houses which can be stylistically categorized with ease there are numerous small vernacular cottages and farm houses built in the 1870's and 1880's that have handsome detailing. Examples may be seen on Laurel Avenue, Green Bay Road, Second Street, McGovern Street, Central Avenue and Deerfield Road. They were constructed by local craftsmen using these readily available materials. Especially interesting are those at 1642 and 1674 Green Bay Road, 1014 Old Deerfield Road and 1670 McGovern.

Few commercial buildings are left that were built in the 1870's and 1880's. The Brand Brothers store on the southwest corner of Central and Second Street has been remodeled beyond recognition. Only the old home and tearoom of Frank Green, 1869 Sheridan Road, retains its general appearance. This frame structure, today houses the John Stevens store. The oldest family -owned business in Highland Park is thought to be Tillman's Sparkling Spring Mineral Water Company at 1027 west Park Avenue. It dates back to the early 1900's.

The first fire station in the city at 675 Central and the adjacent City Hall at 667 Central, constructed about 1870 of Highland Park brick, are still standing. The fire station houses an art gallery, and the City Hall, with its 1918 brick addition fronting on Central, houses shops. The City Hall was in this location until government offices moved into the present City Hall, at 1707 St Johns, - designed in 1930 in a simplified colonial revival style. Highland Park's brick-enclosed water tower, the symbol of the community and its tallest structure, was constructed on its current site in 1930. It was the third water tower in the community, replacing the others.

By 1890, Highland Park's population had grown by 1000 residents to a total of 2,163. Homes continued to be constructed as they had in the 1870's,

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although the Queen Anne style became popular and remained so into the 1890's. Fine examples include 490 Hazel, 259 Hazel, 191 Laurel, the Palmer Montgomery House at 184 Moraine Road and the Prall House (Prallmere) at 126 Edgecliffe.

One of Chicago's earliest architects, William W. Boyington, was an early Highland Park resident who became Mayor in 1874. Although he is best known in the Chicago area as architect for the Chicago Water Tower (one of the few structures to survive the Chicago fire of 1871), Boyington is recognized in Highland Park as its first architect and designer of several stately homes including the Montgomery House and the Sylvester Millard House at 1623 Sylvester.

The Millard House, designed in 1893 to look like a log cabin was originally constructed as a summer house. During the 1890's, Highland Park, along with Lake Forest and Lake Geneva, Wisconsin, became one of the select areas for summer estates of the wealthy. The earliest of these built along the Lake were the Millard's, the J. McGregor Adams House at 1407 Waverly and the Frederick P. Boynton house known as "Ravinoaks." The Adams house has been extensively remodeled, and only a coach nouse remains on Ravinoaks Lane from the Boynton property. In the 1890's, lakefront property commanded the highest prices with maximum land values running from \$3,500 to \$10,000 per acre. Lakefront homeowners banded together at this time and, in 1896, country club life came to Highland Park. Everett Millard (son of Sylvester) joined with several of his friends to purchase the 95-acre Stupey Farm, which became Exmoor Country Club, a playground for the wealthy. Several other country clubs, such as Bob O'Link, Old Elm and Northmoor, were built before 1920.

High-class property away from the Lake and east of the railroad also attracted well-to-do families. It ran \$30 to \$60 a front foot. Heavily wooded and intersected by deep ravines, this land was almost as desirable as the bluffs overlooking Lake Michigan for the location of summer homes. A unique situation was "Wildwood," a summer colony built for four Hyde Park families. Located at the southeast corner of Linden and Hazel, it originally consisted of four homes with a fifth building which served as a dining hall and servants' quarters. In the 1920's, one home burned, the dining room was torn down and three were winterized to become year-round residences. The trend toward winterizing existing homes occurred all over Highland Park in the 1920's as Highland Park became less of a summer community and more of the commuter suburb it is today.

In the 1890's and early 1900's Highland Park was becoming a year-round community. Working people continued to live near the center of the town on Green Bay, First, Second, Elm Place and Laurel in the simple brick and frame vernacular cottages. More affluent families built away from town toward the lake.

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The large substantial homes were generally designed for large pieces of property and were inspired by specific historical styles. Even the Ross Beatty House of 1893 on 1499 Sheridan Road, with its Queen Anne massing, is symmetrical and has classical detailing; no doubt this was at least indirectly influenced by the Columbian Exposition of 1893. Houses built after the Fair, in Highland Park as elsewhere, became more self-consciously derivative of Colonial, Tudor, and Spanish buildings. "Verde Vista," the Clarence Holmes Thayer House at 325 Orchard, is one of several red brick Georgians built after the turn of the century.

Numerous revival style houses, usually architect-designed, were constructed from 1900 on. The Robert C. Schaffner House, 35 Ravine Drive, designed in 1909 by architect Howard Van Doren Shaw, is definitely colonial revival with its symmetry, white clapboarding broken pediments and dentils. The George P. Everhart House, "Miralago", 2789 Sheridan Road, is decidedly Mediterranean in influence. The Richard S. Churchill House, 1214 Green Bay Road, designed by Alfred S. Alschuler, is a large English Country house, appropriate to its country setting.

The architects who were silected to design these large elegant homes were often well-known designers, deliberately chosen to give the owners an air of respectability. Among them were Shaw, Alschuler, David Adler, who designed an elegant French chateau for the Robert Mandel family at 1249 Sheridan Road, and Arthur Heun who designed the E. Lichtstern house, a large Italian Villa style house with some Prairie School characteristics at 105 South Deere Park. These men were all formally trained and well-schooled in styles of the past. Local architect Robert Seyfarth was one of the most prolific of those architects who designed revival-style buildings. His range of work includes Colonials, Tudors and French Provincial designs, all were beautifully executed. Another local architect, Ernest Grunsfeld II, designed several substantial revival style homes including the Martin L. Strauss House at 945 Dean and the Richard J. Loewenthal House at 1418 Waverly Place.

During this period many Highland Parkers began to think of updating their homes. In the 1920's especially, homeowners restyled as well as renovated their homes into various revival styles. William Mann, designer of the Tudor General Robert E. Wood House at 54 Laurel and the Sheridan-Park building at 430 Park Avenue, for instance, turned a simple 19th Century house at 239 Hazel into a fairly large Cotswald cottage.

At the same time as revival styles were popular, Prairie School architecture was finding a foothold in Highland Park. This avant garde style was introduced to Highland Park by Frank Lloyd Wright in 1902 when he designed his seminal Prairie house, the Ward Willits House (and coach house) at 1445 Sheridan Road. This house is reputed to be the epitome of Prairie School design and the first complete synthesis of Wright's ideas. In 1905, Wright introduced a house with modified

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cruciform plan, the Mary W. Adams House at 1923 Lake Avenue. The next year, 1906, saw the addition of Wright's George Madison Millard House at 1689 Lake Avenue with a plan predating his Robie House of 1909 in Hyde Park.

George Maher, who worked with Wright in Joseph Lyman Silsbee's office, designed several homes c. 1907 in Highland Park. These included a home for Emil Rudolph, a prominent Chicago land surveyor at 160 Linden Park Place. Four other Maher houses may be found clustered between St Johns and Sheridan on Maple Avenue and Maple Lane, and on Sheridan Road.

Frank Lloyd Wright and Maher were not the only Prairie School architects to design homes in Highland Park. During the same period as Maher, Thomas Tallmadge, who coined the phrase "Chicago School", with Vernon Watson designed the W. Granville Mott House at 80 Laurel, the Everett House on 2023 Linden and a chancel for the First Presbyterian Church at 330 Laurel.

John Van Bergen, who was in Wright's employ until 1909, lived in Highland Park from 1921 to 1947 and is responsible for the design of at least twenty Prairie and modified Prairie houses, Braeside School at 150 Pierce Road, Ravinia School at 763 Dean and the Humer Building at 1894 Sheridan Road. His own home, at 234 Cedar, is located in the Ravinia section of Highland Park.

The separate community of Ravinia, just south of Highland Park, extending from south of Cary Avenue to Lake-Cook Road and west to St Johns, was annexed in 1899. Ravinia originally had been planned by B.F. Jacobs as a Baptist village. There were a few farms west of the tracks and a few mansions near the lake, but the community itself was clustered around Dean Avenue where a small frame chirch was located. Today the church still stands as a private home between Judson and Dean in the triangle where Dean and Judson and Roger Williams intersect. Religious leaders were commemorated in the street names of the community; Rover Williams joined the lake front and the railroad tracks. Adjacent streets we e named Bronson, Rice and Judson. Lack of interest saw the demise of the church and the growth of a more heterogeneous population in Ravinia.

Early residents loved Ravinia because of its natural beauty. Its name was appropriate for an area overrun with uncut foliage and slashed by deep-running ravines, but improvements were limited. Its population, not wanting to see the rustic nature of the community destroyed, hoped that the Bluff City Electric Railway (later the Chicago, North Shore and Milwaukee), which ran streetcars from Waukegan to Evanston dating from 1898 and had a station platform at Beech Street, would pay for the much needed water and sewer systems, streets sidewalks and bridge repairs. The electric railway, however, did not come up with the funds and Ravinia was annexed to Highland Park in 1899.

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The Railway, did, however, buy up land in South Ravinia (the present Braeside area) in 1902, and Ravinia Park was conceived as a high class amusement park. It later became a center of opera and the summer home of the Chicago Symphony Orchestra. The purpose of the park initially was to attract riders for the railroad. Electricity for the railroad came originally from the first steam-generated AC plant to be built in the United States. The Power Plant building at 525 Elm Street is an office building and a marvelous example of adaptive re-use.

Artists and architects were attracted to the Ravinia section of Highland Park as early as 1910. They included James Cady Ewell (sculptor of the Highland Park War Memorial sculpture in Memorial Park on Prospect and Linden), Hazel Crowell Ewell (founder of the North Short Art League), and painters Morris Henry Hobbs, Mary Hallar, Rudolph Ingerle, Frank Peyraud and Tom Wilder. More well-known were Ralph Fletcher Seymour (writer, designer and publisher who founded the Cliff Dwellers Club), Dudley Crafts Watson (artist and lecturer at the Chicago Art Institute) George Wallace Carr (architect for the prototype Sears stores), Lawrence Buck (architect who worked for John Van Bergen) and Henry Dubin, whose own International Style house at 441 Cedar was widely publicized.

Some of these artists and architects lived in miniatures of the Colonials, Tudors and Spanish Style houses constructed between 1900 and 1930; many lived in Prairie and Arts and Crafts-influenced small homes encircling the ravines on Judson, St Johns, Cedar, Marshman and Wade. In the 1920's and early 1930's Ravinia was a mix of avant garde and historical architecture and of large and humble dwellings.

Along with the artists and architects who lived in the community were the dedicated and influential landscape architect Jens Jensen (at 930 Dean) and naturalist-preservationist May T. Watts (at 487 Groveland). They worked intensively to preserve Ravinia's natural beauty with native plant materials. Early Ravinia estate-owners who engaged Jensen to preserve the rustic look of the ravines and Ravinia proper included such prominent businessmen as A.G. Becker, Harold Florsheim, George Pick and Julius Rosenwald.

After the annexation of Ravinia in 1899 no further areas were annexed until the 1920's (see the attached annexation map). Between 1922 and 1926, Highland Park achieved its present size. In 1920 the population was 6,127; in 1930 it was 12,203. In several areas streets were laid out, and improvements were made. These areas included the Sunset Woods subdivision, the Krenn-Dato subdivision, Sherwood Forest and Woodridge.

The Sheahen Farm became the Sunset Woods area. Some of the homes built by Walt Durbahn's manual arts classes came to be constructed in this area in the thirties, although Durbahn's most prominent project is <u>Sandwick Hall</u>, the high school's vocational trades building.

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The Sweeney Farm and surrounding area became known as the Highlands. It was here that the Krenn-Dato Company envisioned an extensive subdivision. A few of the homes were built, but with the Depression the Company folded and building construction was terminated. The Kenneth Lacey home, at 3121 Dato, was the first to be constructed in 1927. Lacey was president of Lighting Products, Inc. at 1505 West Park Avenue. William Sweeney was still living in his farmhouse at what is now 3543 Krenn.

Sherwood Forest and Woodridge were settled by individuals, and only a few houses were constructed before the Depression set in. Like the houses in Ravinia, these were small houses built in historical styles. A small, Spanish Revival commuter railroad station known as the <u>Briargate stop</u> was built in Sherwood Forest at 1495 Old Deerfield Road by the Skokie Valley Route of the Chicago, North Shore and Milwaukee Electric Railroad which also serviced Woodridge. Two similar stations. located at Clavey and Old Skokie Road and Old Elm and Old Skokie Highway, have been demolished.

In 1925, while Highland Park was expanding, zoning laws were developed. This determined the lot sizes for residential buildings, types of housing (single or multi-family) and locations of commercial and industrial buildings. The new zoning ordinances, in essence, prevented further industrial development. By this time, the local brickyards, the shipping pier at the foot of Park Avenue and the Graybar Electric Company (founded by Elisha Gray to produce electric equipment) were no longer in operation. The Graybar building, a large Richardsonian structure located on Ridgewood west of Villa St. Cyril at 1111 St John in what is now a residential neighborhood, was torn down by 1905. Zoning laws firmly established Highland Park as a suburban residential community. (See attached zoning map.)

In the 1930's the economy of the nation affected Highland Park, and the growth of the city slowed considerably. The potential development of the newly-laid-out subdivisions was not realized until the early 1950's. Only a few isolated examples of significant homes were built. These were international style houses mostly designed by local architects.

During the late 20's and early 30's, architect Henry Dubin, who had studied at the Bauhaus, settled in Highland Park. In 1930 he built his own house, which is one of the first International Style houses in Highland Park, at 441 Cedar. It is fireproof because of the incorporation of steel with brick construction. The house exhibits the taut lines, decks and window treatment allowing maximum light and air in the best of the Bauhaus-design fashion. Architects Gilmer V. Black and James Eppenstein built other International Style houses in Highland Park. Gilmer V. Black designed the house at 610 Green Bay Road. Dr. Gustave Weinfeld, one of the first pediatricians in Highland Park, had James Eppenstein design his house at 401 Woodland Road. Later, in the 50's, some Miesian buildings were constructed. The Miesian pole of the International Style is represented in Highland

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Park with fine buildings by James Speyer (Ben Rose House, 370 Beech Street), David Haid (Ben Rose Studio, 370 Beech Street), and Crombie Taylor (2096 Park Lane).

George Fred Keck, an eclectic left-wing proponent of the International Style, designed the AIA Gold Medal Award winning house for Ralph Kunstadter in 1950 at 1936 Waverly Road and a crescent-shape house at 65 Prospect. Keck incorporated passive solar ideas and prefabrication. Other excellent Keck homes exist at 2760 Arlington and 932 Stonegate.

Highland Park continues to be in the vanguard, sporting examples of both Late Modern buildings by Larry Booth and Jim Nagle as well as Post-Modern houses by Stanley Tigerman. As an area which has always existed in the forefront of contained, well-designed traditional buildings and "modern" architectural developments, it is hoped that united community effort can preserve Highland Park's unique architectural and landscape fabric.

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David Adler (1883-1949)

Born in 1883 in Milwaukee, Adler was graduated by Princeton University in 1904. He studied at Plytechnikum, Munich and the Ecole des Beaux Arts, Paris. In Chicago he worked for Howard van Doren Shaw. He was later associated with Henry C. Dangler (1913-1917) and drawings from the office of Dangler at that time carry only Dangler's name. From 1917-1929 he was associated with Robert Work. Drawings from this period carry Work's name alone or Adler and Work. It is thought that he received a license in 1930; he entered private practice in 1930 and continued until his death in 1949. Adler was a creative eclectic who primarily built in Chicago and on the North Shore. He added to a myriad of details including landscaping, decorating, and furnishings as well as the architecture. His clientele included the wealthiest entrepreneurs of the Midwest.

His Highland Park houses include:

House at 37 Sheridan Road, garage and apartment above Robert Mandel House, 1249 Sheridan Road - 1926
1237 Sheridan Road, Coach House

Alfred S. Alschuler (1876-1940)

Alfred S. Alschuler introduced the extensive use of reinforced concrete to Chicago, He also used multicolored terra cotta and standardized building units. In .903 he went into business with Samuel Treat. Together until 1907, they did the Western Electric Plant. In 1907 Alschuler was elected president of The Chicago Architectural Club. Later he was made a trustee of the Armour Institute (now Illinois Institute of Technology). He did factory building, for Brach Candy, Florsheim Shoes and Kuppenheimer Clothes as well as designing the Pelouze Building, Wieboldts, Goldblatts the Cuneo Building and the Stone Container Building (formerly the London Guarantee Building), which won a Gold Medal from the North Michigan Avenue Improvement Association in 1923 when it was built. His residence was in Highland Park.

In Highland Park, houses designed by Alschuler include:

Churchill/A.C. Arenberg House, 1214 Green Bay Road, 1906-07 Dr. Hugh Bernardi House, 1266 Green Bay Road, 1912

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William W. Boyington

William W. Boyington was the Mayor of Highland Park from 1875 to 1877 in addition to being a well-known Chicago architect. His most famous building is the old Chicago Water Tower, which, along with the pumping station, was one of a handful of structures to survive the Chicago fire of 1871. Most of Boyington's buildings are gone, but he designed many of Chicago's most important and sometimes influential structures. He was responsible, in the 1860's, for the Gothic castle housing the first University of Chicago as well as for the 1885 Board of Trade building (demolished c. 1928), the focus of Frank Norris's novel The Pit. He was well-known as the architect of a number of hotels including the Second Empire Grand Pacific, which, though devastated by the Chicago Fire of 1871, served as a model for Chicago hotels for years to come. He also designed the 1873 iron and glass exhibition hall built to proclaim Chicago's recovery from the Fire. This structure, where both James Garfield (1880) and Grover Cleveland (1884) were nominated for President, was replaced by the Chicago Art Institute in 1891.

Among the houses he designed for Highland Park are:

Everett Millard House, 1623 Sylvester Place, 1892 House at 2226 Sheridan Road, c. 1875 Palmer Montgomery House, 184 Moraine Road, 1892

Henry Dubin (1892-1963)

Henry Dubin designed Highland Park's most forward looking and technically innovative early modern residence. His own house, at 441 Cedar, with its geometric massing, flat roofs and ribbon windows is the finest International Style house in Highland Park. The technological innovations like the steel beam construction he used in his houses were extremely rare. Dubin's ideas were equally revolutionary. As early as 1932, in the January issue of Welding, he wrote about utilizing standard units in multiple combinations, predicting the day when the mass production of wall components would revolutionize the construction of houses and commercial buildings.

Following graduation from the University of Illinois in architecture in 1915, Henry Dubin began his career in the office of Holabird and Roche. He remained there for four years before going into partnership and forming the firm of Dubin and Eisenberg. The firm was in existence from 1919-1932 although Dubin took time out to study and travel in Europe in 1928. The firm continued, under the name of Dubin and Dubin, until Henry Dubin's death in 1963. His sons Arthur and Martin David, both architects, are partners in the firm of Dubin, Dubin and Moutoussamy.

Residences Henry Dubin designed in Highland Park include:

Morris Kaplan House	76	Lakewood	1948
Henry Dubín House	441	Cedar	1930
Henry Dubin House #2	2350	Maple Lane	1940's
William Savin House	135	Lakeside	1935
Greenberg House	195	Ivy Lane	1940's
House at	545	Green Bay Road	

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James Franks Eppenstein (1899-1955)

James Eppenstein graduated college and then worked in the family-owned business, the Illinois Watch Case Company before he decided on architecture as a career. At age 29 he enrolled as a freshman at the University of Michigan School of Architecture. After one year he transferred to Harvard. He interrupted his work for his master's degree with study in Europe at the Beaux Arts and Fontainebleau and Paris, as well as furniture design at the Hochschule fur frei un Angewandte Kunst in Berlin. Finally, after securing his advanced degree in architecture he returned to Chicago to open practice in 1932. He believed that if the inside of a building suited the living and working conditions of a client, the outside would take the proper shape. He designed showrooms at the Merchandise Mart, and the lobby and guest rooms at the Shoreland Hotel, and the bar at the LaSalle Hotel. His own house, a reconstructed greystone, was awarded a prize of \$1000 by General Electric for being the first all-electric house in Chicago.

His Highland Park houses include:

Gustave A. WeinTeld House

401 Woodland Road, 1935

Edward S. Weil House

345 Cedar

Robert S. Adler House

1446 Waverly, late 1940's

The house he designed in Highland Park for Gustave Weinfeld was extremely forward looking; most of his designs were more traditional.

Ernest A. Grunsfeld, Jr. (1897-1970)

Ernest A. Grunsfeld, Jr. was a prolific Highland Park architect who designed predominantly large, elegant traditional style houses for prominent local clients.

Grunsfeld was born in Albuquerque in 1897. He graduated in architecture from M.I.T. in 1918 and went on to study at the Ecole Des Beaux Arts in Paris and the American Academy in Rome. Once back in the United States, he set up practice in Chicago, working with several partners and on his own. Between 1946 and 1955 he officed with Alfred Alschuler, another prominent Highland Park architect. His larger commissions include Sinai Temple and the Adler Planetarium for which he won a gold medal. In addition to design work Grunsfeld was a lecturer at the University of Chicago (1935), University of Illinois (1943) and Stanford (1951-52).

Grunsfeld's Highland Park houses include:

Harold Florsheim House 650 Sheridan Road, 1925 Richard Lowenthal House 1418 Waverly, 1932 Martin L. Straus House 945 Dean, c. 1920

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Arthur Heun (1866-1946)

Born in Saginaw, Michigan, Arthur Heun had no formal architectural training and apprenticed under an uncle. At the age of 23 he began his career in Chicago as a draftsman for Francis Whitehouse. There he assisted in the Barbara Armour and General A.C. McClurg houses. Whitehouse retired in 1893 and Heun took over his practice and acquired a noteworthy reputation in the field of domestic architecture. While the Prairie style flourished, Heun was designing Mellody Farm, a country home of Ogden Armour in Lake Forest, now Lake Forest Academy. Much like Howard Van Doren Shaw, Heun was directing his efforts toward an upper class clientele who demanded the classical styles. He developed an especially close relationship with the Ernest and Allan Loeb family. In the teens he had designed an Elizabethan style city house for their father, Albert Loeb, on Ellis Avenue in Kenwood, and in the twenties at least two residences at Loeb Farms, the family summer place in Charlevoix, Michigan. Heun's designs, like Shaw's, were largely derived from the classical styles and are extremely simplified in the use of detail; yet they are graceful and sophisticated in their symmetry and proportions.

Highland Park houses designed by Heun:

Ernest Loeb House 1425 Waverly, 1930
Allan Loeb House 1429 Waverly, 1929
Edith Rosenwald Stern House 855 Sheridan Road, 1913
E. Lichtstern House 105 S. Deere Park, 1919

Jens Jensen (1860-1951)

Jens Jensen, who became one of America's few great landscape art sts, had his studio at 930 Dean Avenue in Ravinia (Highland Park) from the 192 's until 1935, and designed landscapes for several Highland Park homeowners. Only some can be documented because most of his documentation was destroyed in a fire at his Door County Clearing studio in 1937. However, many properties bear his influence.

Jensen embarked on his career at age 40 when working for the West Side Park System in Chicago. He designed Douglas, Garfield, Humboldt and Columbus parks in Chicago, as well as parks in Springfield, Racine and throughout the midwest. Although he laid out Jensen Park in Highland Park (formerly Station Park) at Roger Williams and St Johns, it is primarily his private work that is noteworthy here. His Highland Park clients included the cream of the community: noteworthy businessmen such as A.G. Becker, Harold Florsheim and Julius Rosenwald.

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Jens Jensen (continued)

Jensen's importance lies in his extraordinary sensitivity to nature and the ability to translate that sensitivity into art. Working only with native plant materials, rocks, water and space, he created individualized solutions to landscape problems. Characterized by the use of native trees and plants such as hawthornes and crabapples, by plantings with an eye toward autumn color, by curving paths leading to sun openings, by stone bridges and benches, by stonework laid out in stratified layers to echo the land, by ponds and meandering streams and, foremost, by stone council rings to foster friendly gatherings within the garden, Jensen perpetuated the "Prairie Style" of landscape architecture. He practiced these precepts with a religious fervor and had great impact on landscape architecture in Highland Park and perhaps in the entire midwest.

Documented Jensen properties in Highland Park are as follows:

Ernest Loeb Nathan Becker-Gidwitz Jensen Studio Rosewood Park Jens Jensen Park Oscar Foreman House Irl Marshall and Frederick Greenebaum House

Harold Florsheim House

1425 Waverly 405 Sheridan Road 930 Dean Avenue Foot of Roger Williams Avenue at lake SE corner/St Johns & Roger Williams SE corner/Hazel & Linden

Edgecliffe and Sheridan 650 Sheridan Road

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George Fred Keck (1895-1980)

Keck was born in Watertown, Wisconsin in 1908 and graduated in architectural engineering from the University of Illinois in 1920. He worked for Hubert and D.H. Burnham, Jr. and Schmidt, Garden and Erikson from 1920 to 1926. He was in private practice from 1926 to 1937 when he joined with his brother William, also a graduate of the University of Illinois in architecture. The firm became Keck and Keck until George Fred's death in 1980. George Fred is possibly best known for his innovative House of Tomorrow (Century of Progress Exhibition, Chicago 1933) and his Crystal House (Century of Progress Exhibition, 1934). of these experimental houses established Keck's interest in using up-to-date prefabricated and machined parts as well as industrial plate glass in his buildings. Influenced both by Frank Lloyd Wright and the International Style and Mies van der Rohe, Keck (who was head of the Department of Architecture at the Institute of Design from 1938-1944) adapted his Century of Progress ideas as well as the use of passive solar and thermopane in residences which he built throughout the Chicago suburbs. He incorporated radiant heating in the floors, louvered openings instead of moveable sashes or casement windows, south-facing rooms and water-cooled roofs.

In Highland Park, Keck's houses include:

House at 2760 Arlington House at 1575 Hawthorne Misch House at 151 Maple House at 932 Stonegate

Sigmund Kunstadter House Milton Hirsch House 1436 Waverly 65 Prospect 1949-50 1962

George W. Maher (1864-1926)

George W. Maher was a contemporary of Frank Lloyd Wright and trained with him in the office of Joseph Lyman Silsbee. Like Wright, he sought to create a new original American architecture, one which better reflected the values, lifestyle and terrain than did the Beaux Arts-derived designs fashionable on the East Coast at the time. He thought this was best achieved through expressing the idea of massiveness, centralization and substantiality on residential architecture. These elements are clearly seen in the five simple and largely typical designs Maher executed in Highland Park.

Maher's Highland Park residences are typically massive symmetrical structures with broad overhangs and canted walls. He employs the segmental arch motif and beautiful stained glass windows laid out in ribbons. Balance

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George W. Maher (continued)

and simplicity are his design hallmarks.

Maher's work was widely published. Illustrations of all five of his Highland Park houses appeared in Western Architect or American Architect between 1907 and 1914. According to H. Allen Brooks, Maher created, "A consistent and occasionally highly personal series of ahistorical designs which enjoyed great public favor and had a profound influence over other architects..." His Highland Park houses typify the best of his personal style and were seen, at least by the profession, nationally.

The following are documented Maher buildings:

Emil Rudolph House 160 Linden Park Place, c. 1907
Smith House 333 Maple, c. 1907
Scarborough House 2345 Maple Lane, c. 1907
Dr. W. Lamborn House 2360 Sheridan Road, 1910
Samuel H. Bingham House 2376 Sheridan Road, c. 1907

A house at 1080 Sheridan Road contains stylistic characteristics similar to Maher's, but the architect for this house has not been documented.

Robert E. Seyfarth (1878-1950)

Seyfarth was both in Blue Island, Illinois, on April 13, 1878. He attended Chicago Manual Training School, where he received his architectural training. After leaving school he worked for a Chicago architect, George Maher. In 1910 he moved his family to a house he had built for himself in Highland Park, Illi wis. He opened a Chicago office and in 1925 moved to the newly-constructed Tribune Tower. In 1934, due to the Depression, he moved his office to his home in Highland Park, where it remained until his death in 1950.

Seyfarth designed many buildings on the North Shore, only a few of which were not residential. In Highland Park alone, fifty-two of his buildings are still standing. Compared to contemporary architects, such as Howard Van Doren Shaw, Seyfarth, although he did have some wealthy clients, was more an architect for the middle class. Most of his houses in Highland Park were medium-sized and medium-priced. That, and the graceful proportions, humane scale and charm of his eclectic style explains his enormous popularity which has never waned.

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Robert E. Seyfarth (continued)

Houses by Seyfarth in Highland Park include:

Rex Jones House
Alexander Stewart House

Holmes House Robert E. Seyfarth House 275 Linden Park Place, 1915

1442 Forest, 1913

2693 Sheridan Road, 1926 1498 Sheridan Road, 1910

Commercial structure:

Retail Store Building, 1882-8 Sheridan Road, 1917

Howard Van Doren Shaw (1869-1926)

Howard Van Doren Shaw was born in Chicago to a prosperous grain merchant and his wife, Sarah Van Doren (of the literary Brooklyn family) in 1869. He attended the Harvard School in Kenwood and Yale University. After graduation from the latter he took his architectural training at M.I.T., completing his studies there in 1892. He traveled to Europe and upon returning to Chicago in 1893 he went to work for William LeBaron Jenney, in whose offices he had trained during his summer vacation. Apparently Shaw was unfulfilled by the character of work at Jenney's firm, and started his own practice in the attic of his pare to house in 1895.

Shaw's earliest residential work such as "Ragdale" and his commissions on Prospect in Highland Park show the decided influence of the English Arts and Crafts movement. These were simple, and later proved to be inappropriate to the later, more extravagant commissions he obtained from 1910 to his death in 1926, during which time he became the midwest's pre-eminent society architect. For his larger projects Shaw eschewed the Prairie Style radicalism of his peers, who also were influenced by the arts and crafts movement, and created designs drawn from historical preceden for many of Chicago's great families including Ryerson, Swift and Donnelly. Despite their grandeur, these works belie Shaw's lasting commitment to Arts and Crafts ideals of careful attention to tasteful, understated detail and high-quality craftsmanship. Further, Shaw was anything but a strict, literally derivative historicist. Rather, his designs show a splendid talent for cultivated eclecticism, masterfully blending elements of the Georgian, the Elizabethan, the Palladian and several Germanic sources as well.

Best known for his large country manors, Shaw also designed several notable public buildings; the Goodman Memorial Theater at the Art Institute, the Quadrangle Club, the Fourth Presbyterian Church parish house, and the Lakeside Press Building,

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Howard Van Doren Shaw (continued)

to name just a few. Probably his best known work is the delightful Market Square complex which forms the center of Lake Forest's commercial district and stands as a testimony to Shaw's masterful treatment of eclectic architecture and inspired city planning. Shaw was awarded the A.I.A. Gold Medal for Lifetime Achievement posthumously in 1927.

In Highland Park, Shaw's works include:

Villa Ensor, Charles F. Fishback House Robert C. Schaffner House A.G. Becker House Arthur Baldauf Houses

Charles Bingham House George Pick House

Houses at

200 Vine, 1908 35 Ravine Drive, 1909

409 Sheridan Road, 1912

1419 Waverly (completed after his death in 1928.

215 Prospect, 1897

970 Sheridan Road, 1915

178, 205 and 215 Prospect, c. 1900

John S. Van Bergen (1885-1969)

A native of Oak Park, Van Bergen was educated at Chicago Technical College and in the office of Walter Burley Griffen (1907-08). He left Griffen to work in Wright's office in 1909. He and William Drummond closed Wright's office in 1909-1910. Van Bergen during that time supervised the building of the Robie House, the Mrs. Thomas Gale House and the Isabel Roberts House. He also did the working drawings for these projects. Licensed in 1911, he practiced by himself in Oak Park until World War I broke out. He moved his practice to Ravinia (Highland Park) in 1921, having worked for the U.S. Army as an architect at Fort Sheridan, Illinois. Van Bergen's Highland Park and North Shore work was in complete harmony with Wright's and he is credited with being the Prairie School architect who did the best adaptation of Wright's ideas. In the thirties he moved to Lake Zurich and stayed there until 1951. After the building of another studio-office in Barrington he moved to Santa Barbara, California, in 1955. He worked until two years before his death at 84. Van Bergen continued to build in the Prairie School Style long after it was out of fashion.

His Highland Park buildings include:

May T. Watts House Braeside School James L. Whitehouse House 660 DeTamble, 1937 Wilson Kline House Herman Lanzl House

Belle Bemis Duplex

487 Groveland, 1928

142 Pierce (150 Pierce), 1927-28

1510 Hawthorn, 1925 1635 Linden, 1921 295 Cedar, 1923-25

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John S. Van Bergen (continued)

Dudley Crafts Watson House

Ravinia School

Albert J. Kurtzon House
Mrs. Frank Geyso Houses
F.W. Van Bergen Houses
Moldener & Humer Furriers
John Shaver House
John S. Van Bergen House
Albert S. Stoddard and Laura
Stoddard House

Clifford Raymond House

291 Marshman, 1926;

Van Bergen addition, 1926

763 Dean, prior to 1926 (c. 1912 plus)

Van Bergen additions, 1926-27, 1934, 1937

266 Delta, 1928

450, 456 Woodland, 1924-1930

1184 Wade, 1927

1894 Sheridan Road, 1926

326 Delta, 1935

234 Cedar Avenue, 1927

290 Cedar Avenue, 1926-30

1050 Wade; John S. Van Bergen remodeling, 1926

Frank Lloyd Wright (1867-1959)

A native of Wisconsin, Wright spent two semesters studying engineering at the University of Wisconsin before he came to Chicago. There he first worked for Joseph Silsbee and then for Louis Sullivan and Dankmar Adler. In 1893, having built the Winslow House in River Forest and his own house in Oak Park, he established his own practice. By 1902 he had added a studio-atelier for Prairie School designers and had evolved his own original Prairie School style with long horizontal lines and broad overhanging eaves. In 1909 Wright went to Europe to work on the Wasmuth edition. Returning in 1911, he established the Taliesin Fellowship, his studio-workshop in Spring Green, Wisconsin. This same concept was also established at Taliesin West in Scottsdale, Arizona, in 1931. Wright was a prolific writer and architect. It is estimated that he built more than 400 structures in his fifty years of practice. He is credited with revolutionizing contemporary domestic architecture. He built three nouses in Highland Park:

Ward W. Willits House
Ward W. Willits Coach House
Mary W. Adams House
George Madison Millard House

1445 Sheridan Road, 1902 1450 Sheridan Road, 1902 1923 Lake Avenue, 1905-06 1689 Lake Avenue, 1906

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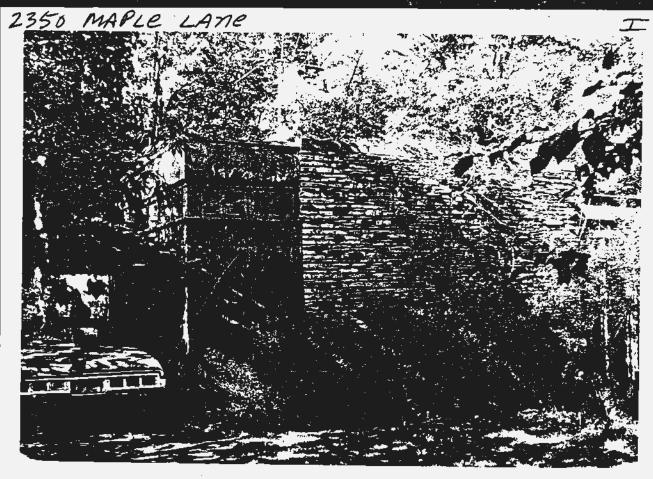
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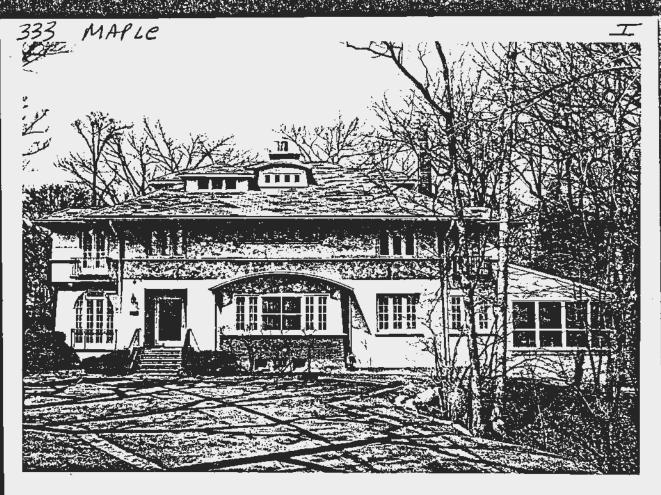
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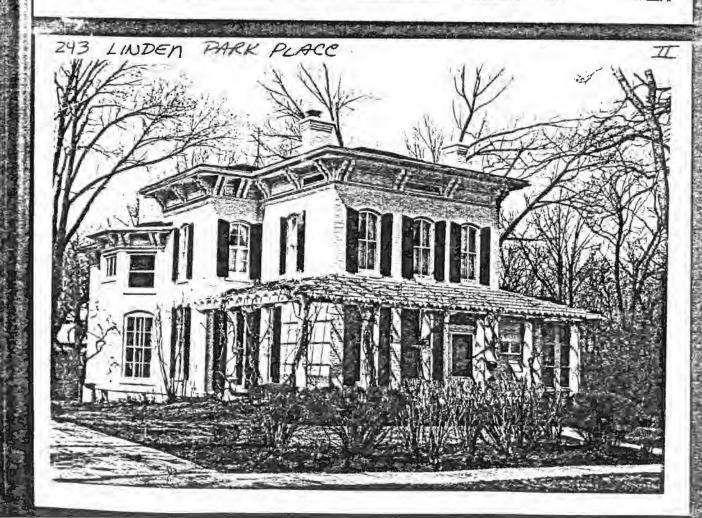
Arthur and David Dubin

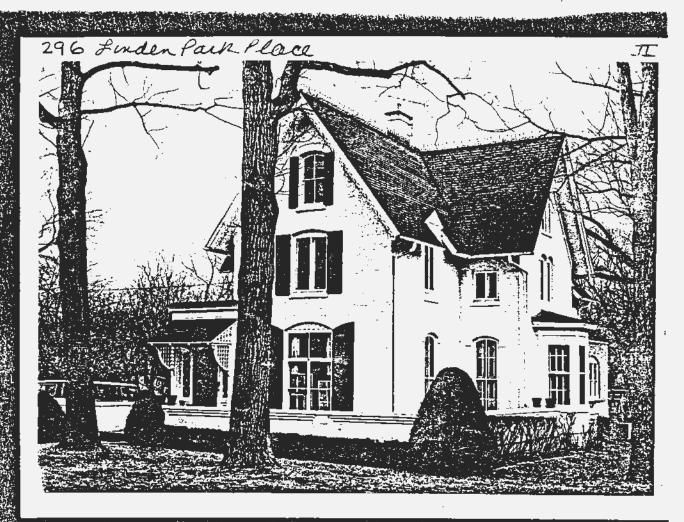


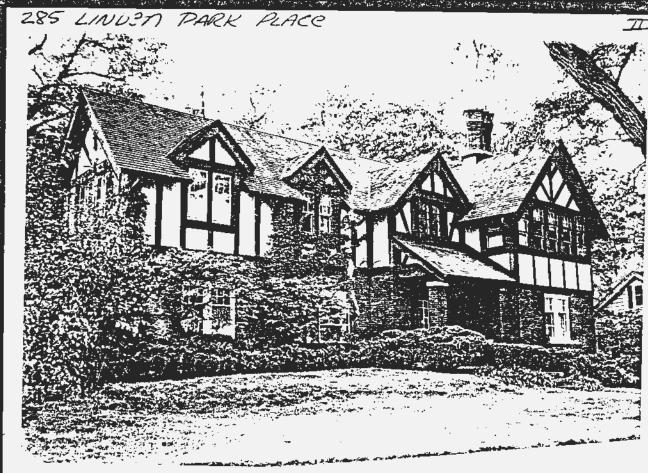


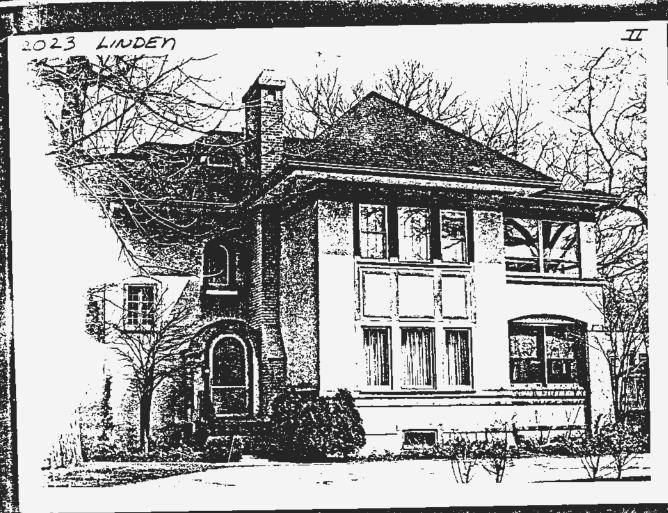


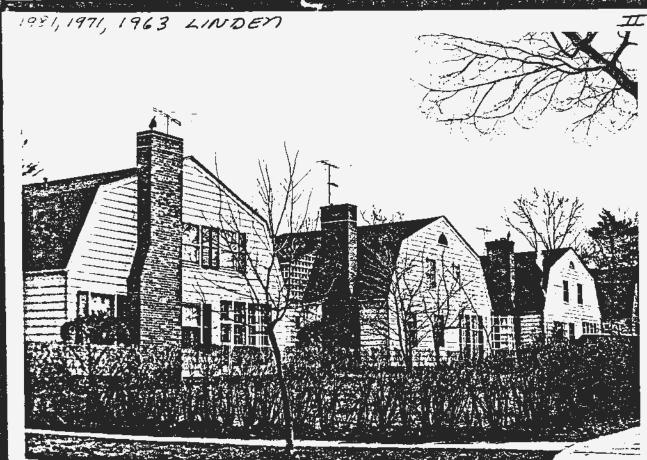


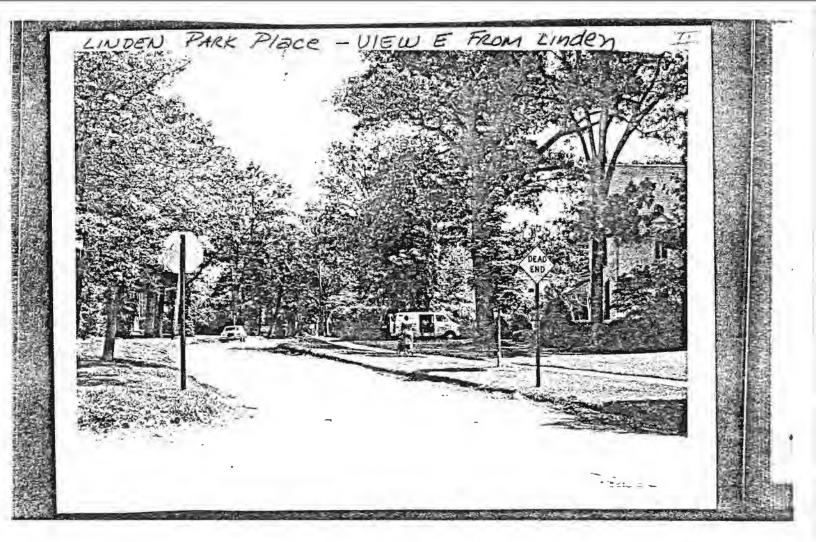


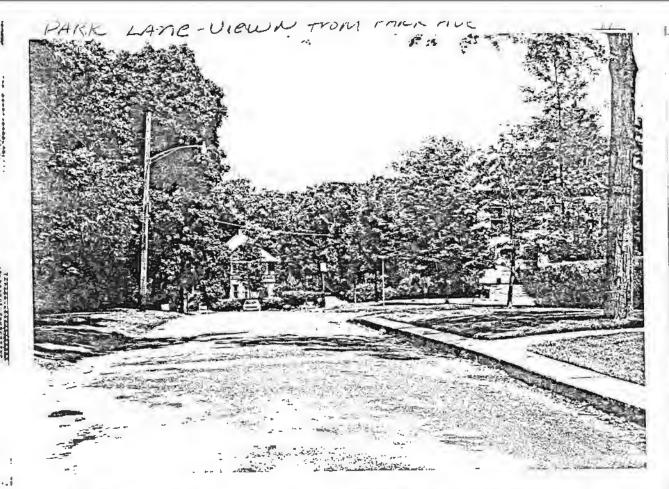


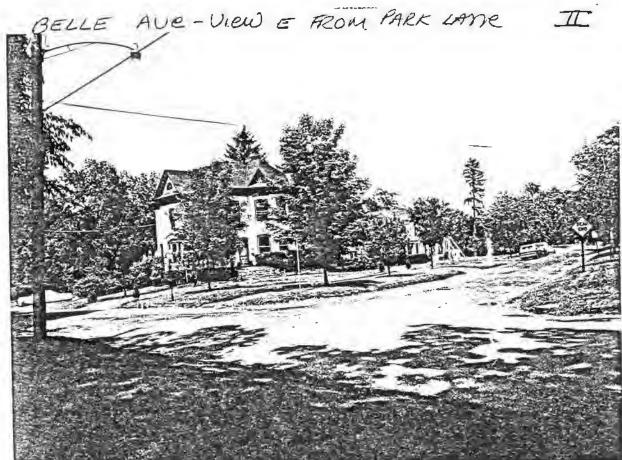








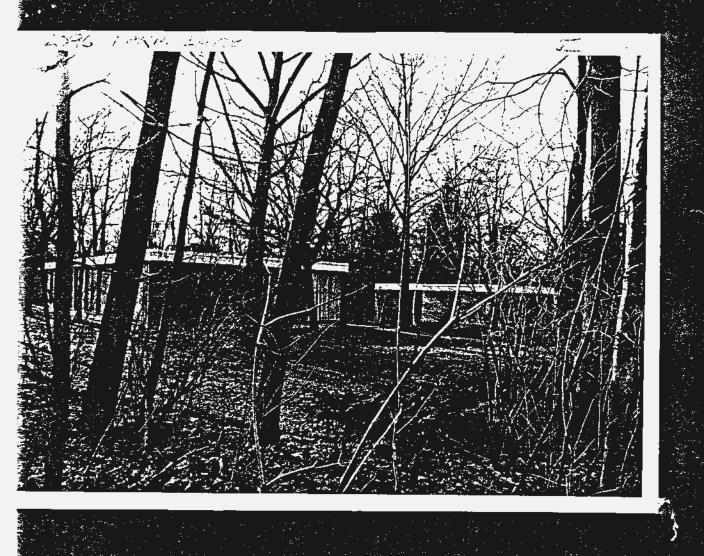




Marchael





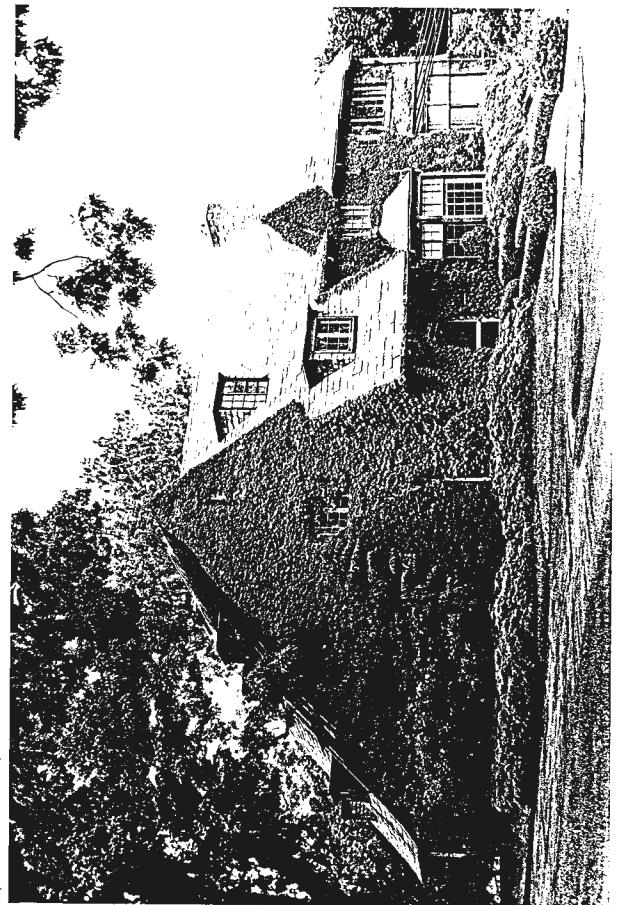




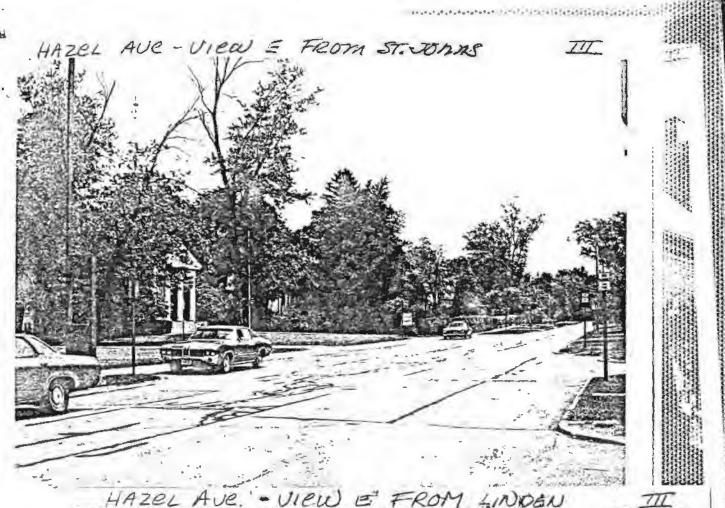
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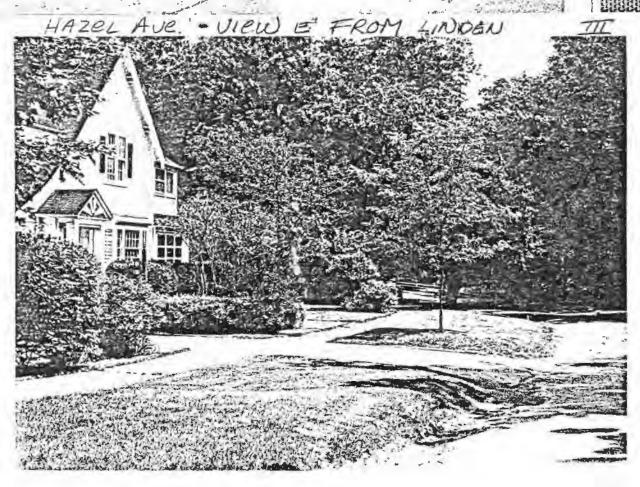
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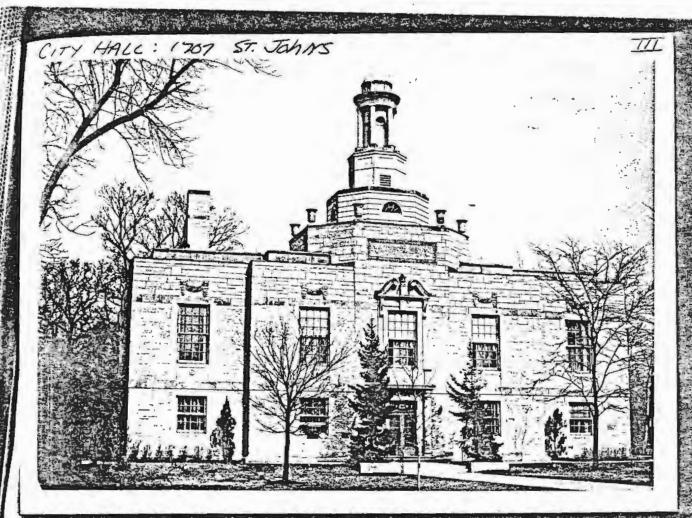
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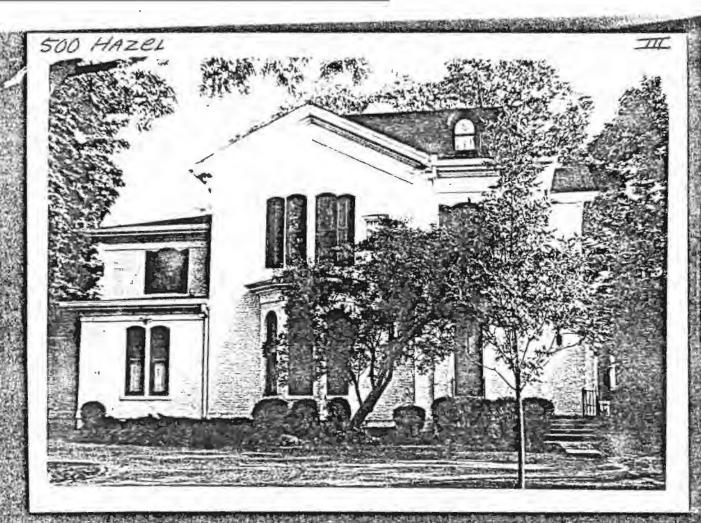






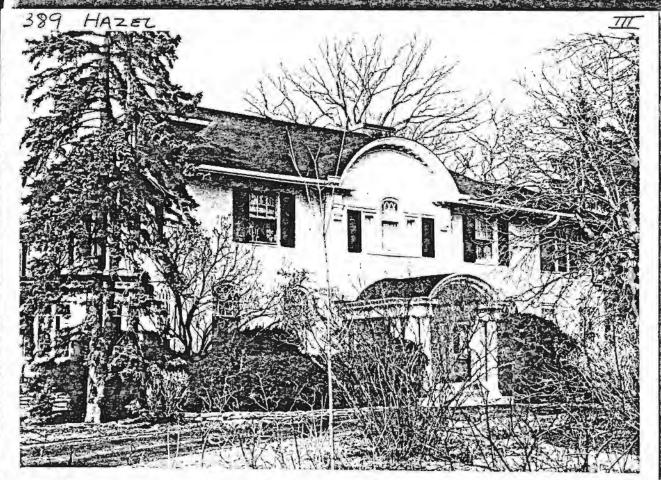
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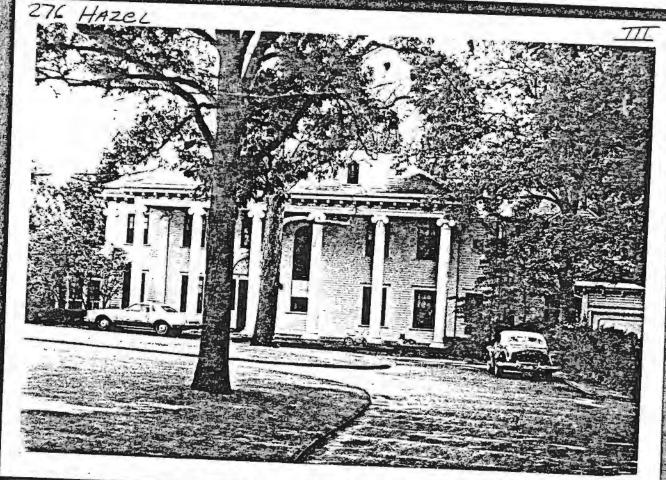


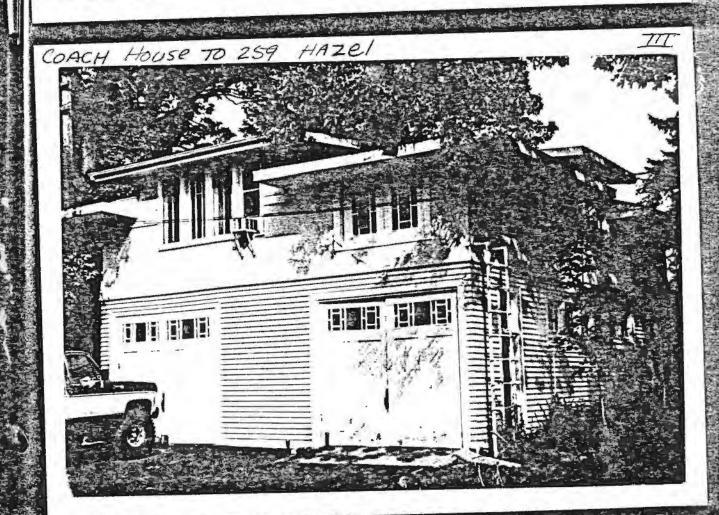


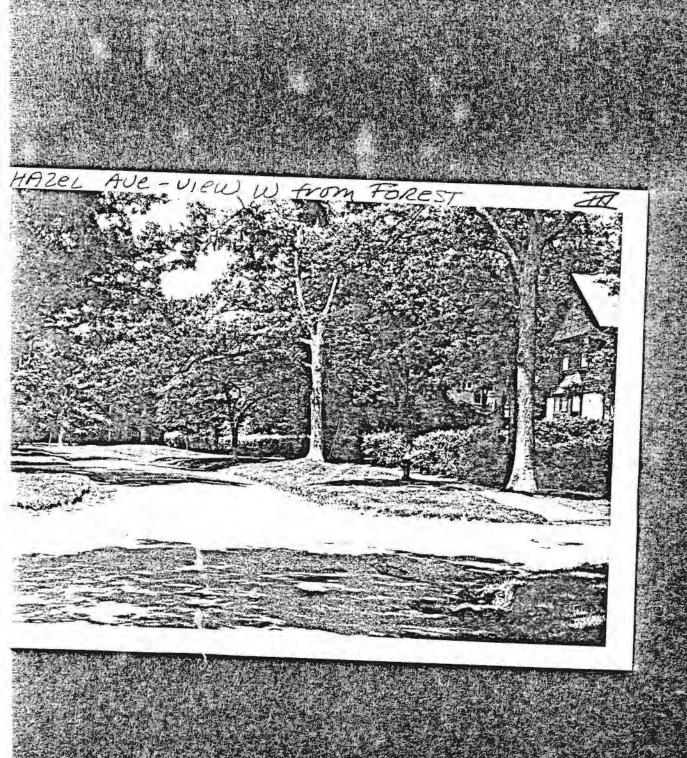


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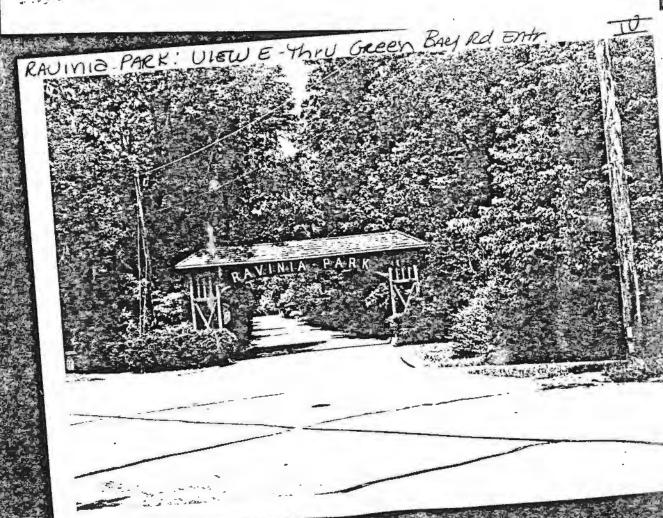


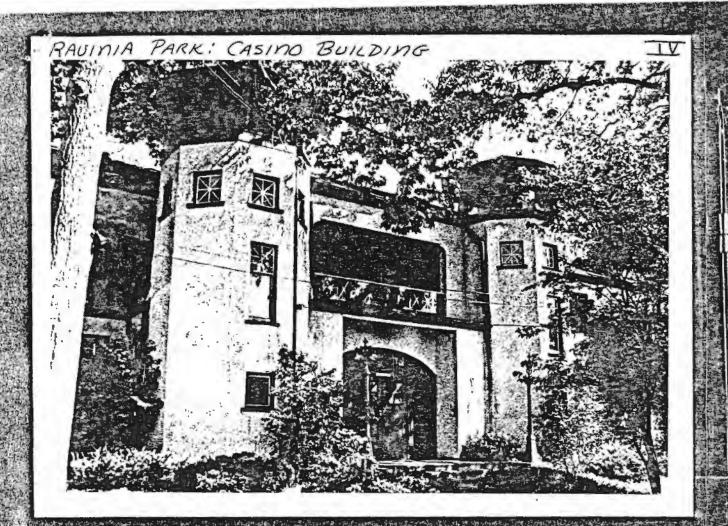


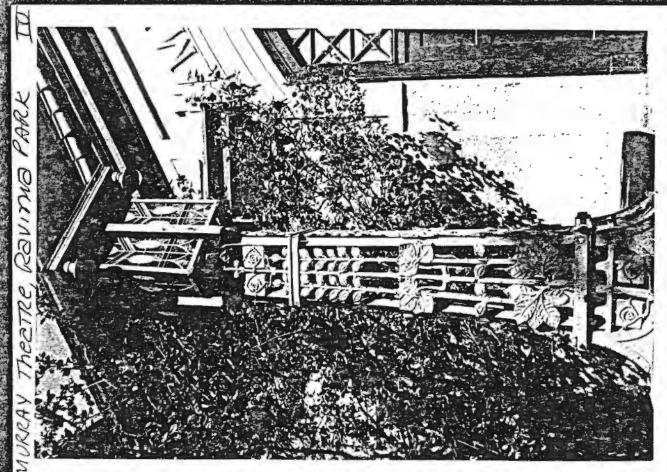


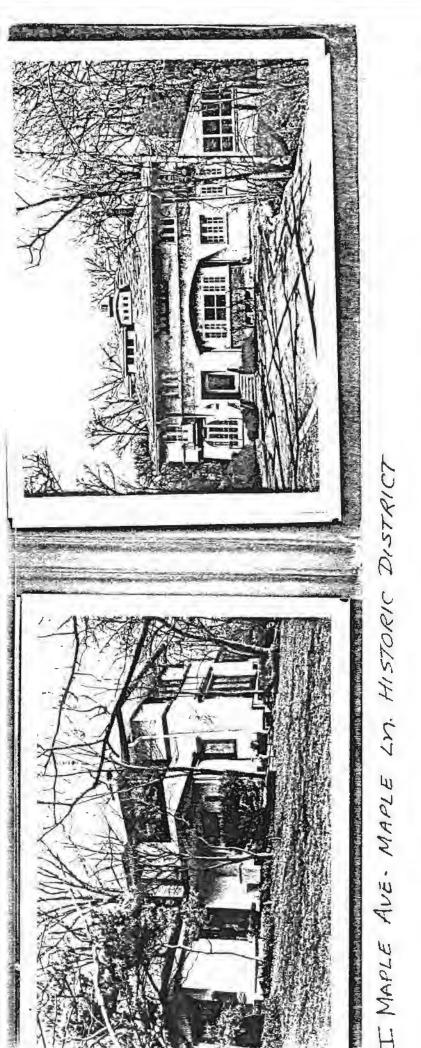




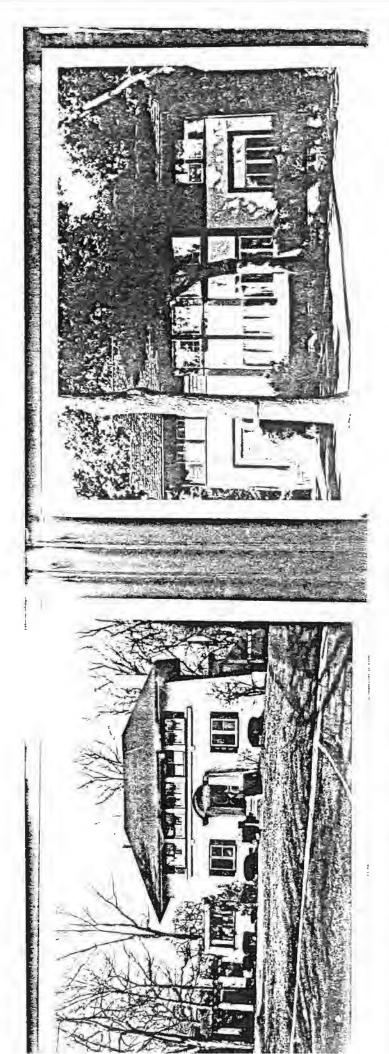


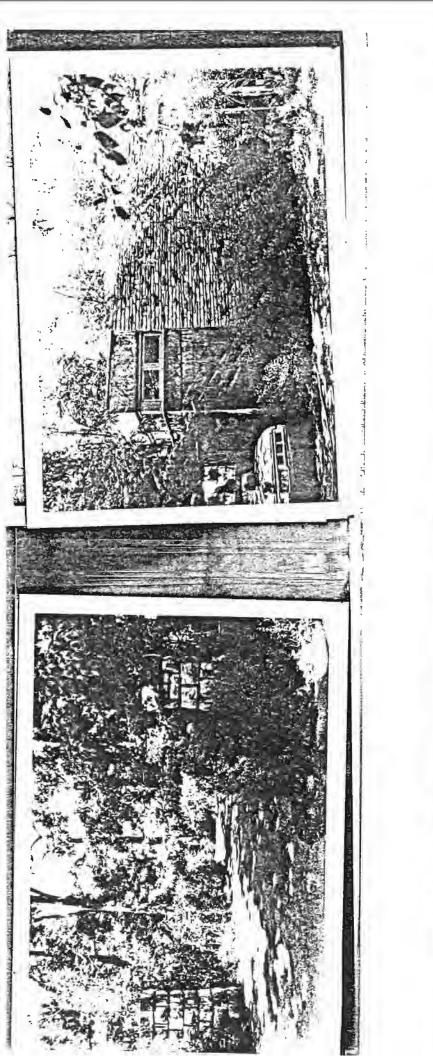


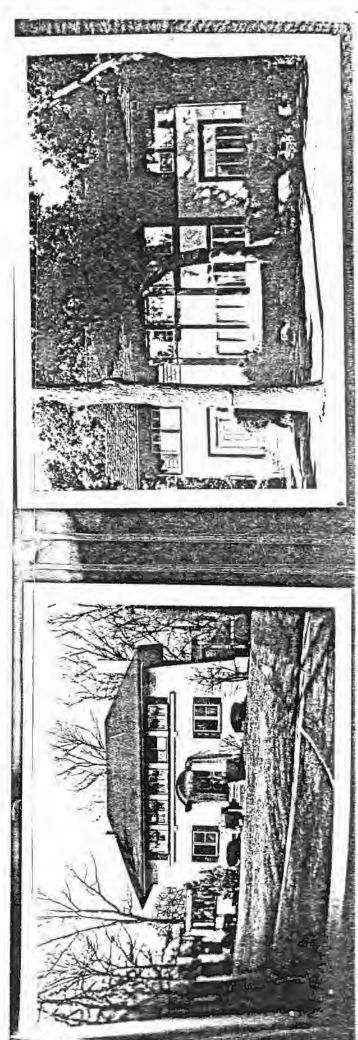


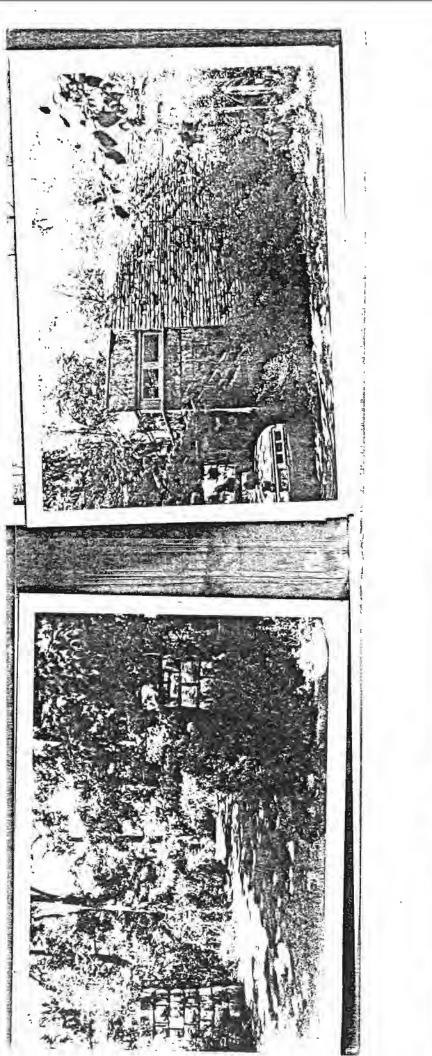


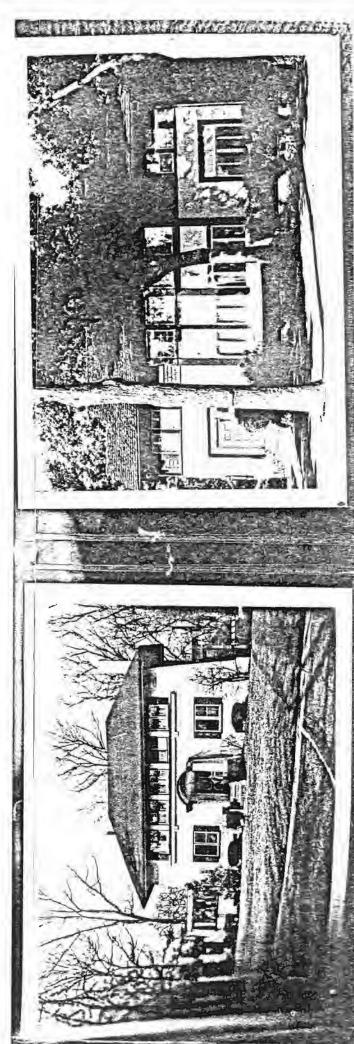
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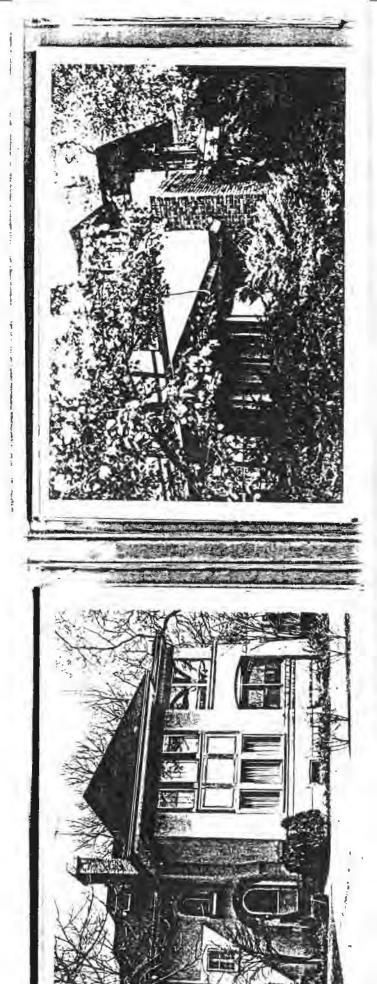




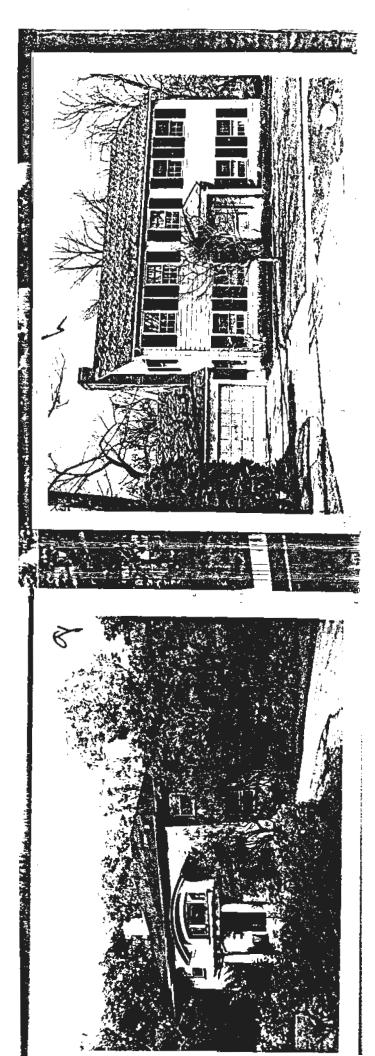




H. STORIC DISTRICT AVE PARK PL.- BELLE LINDEN

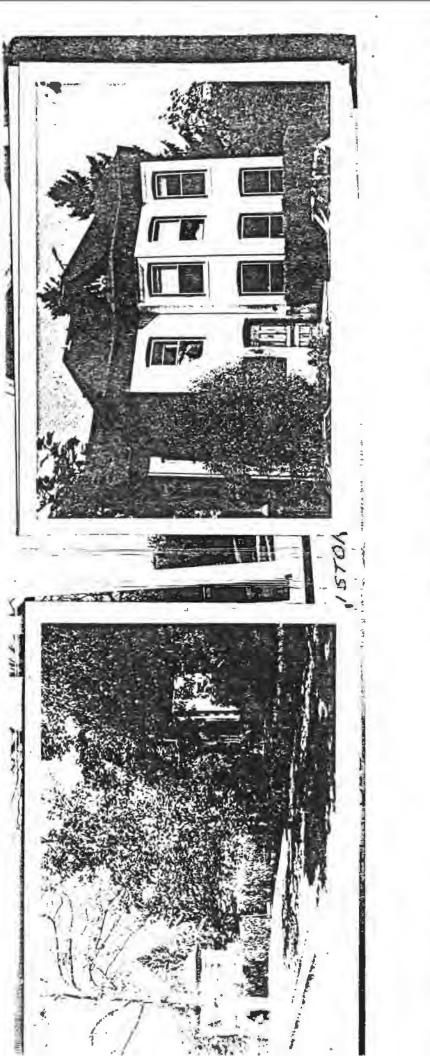


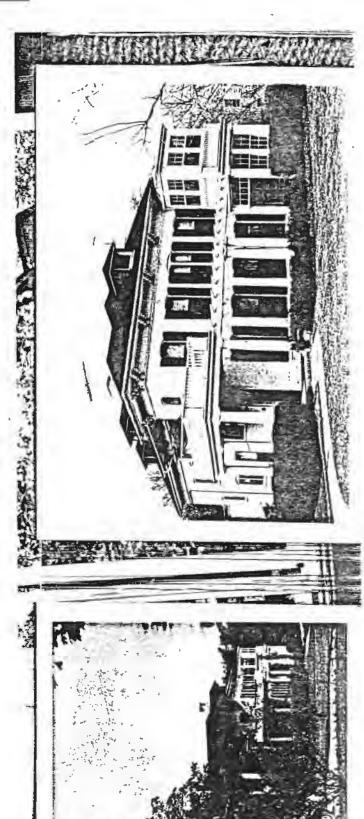


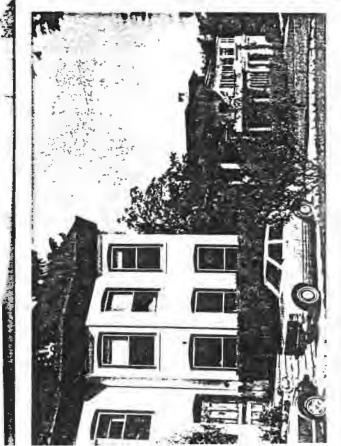


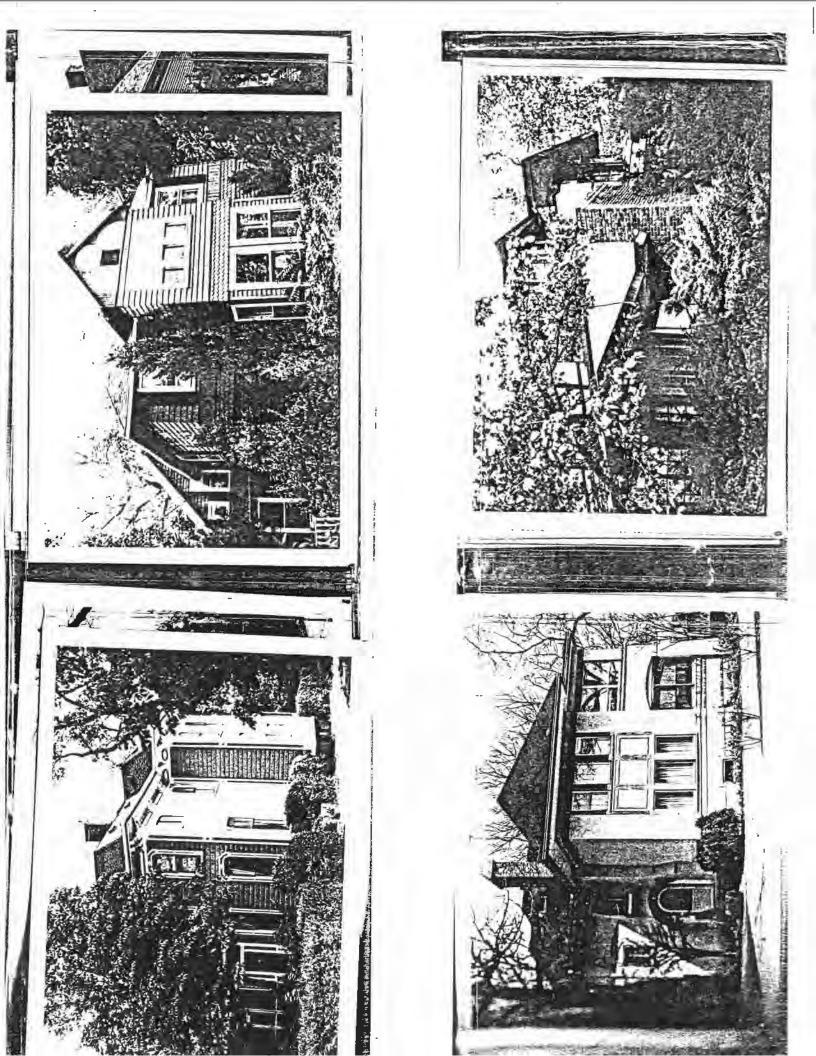


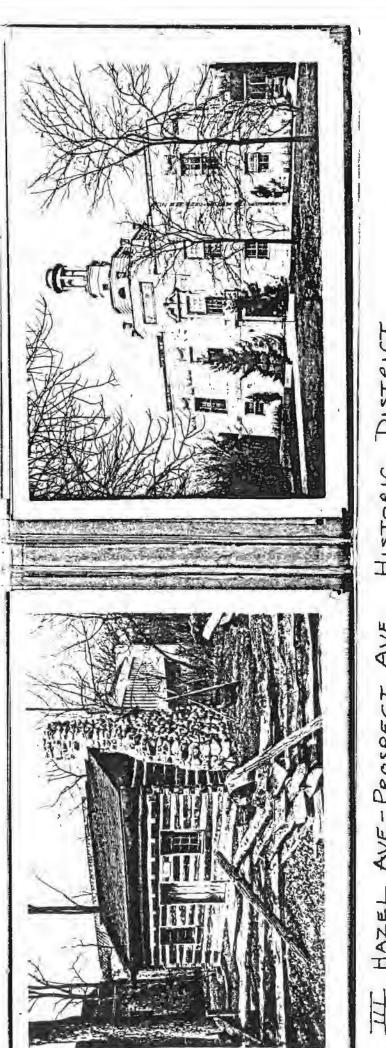




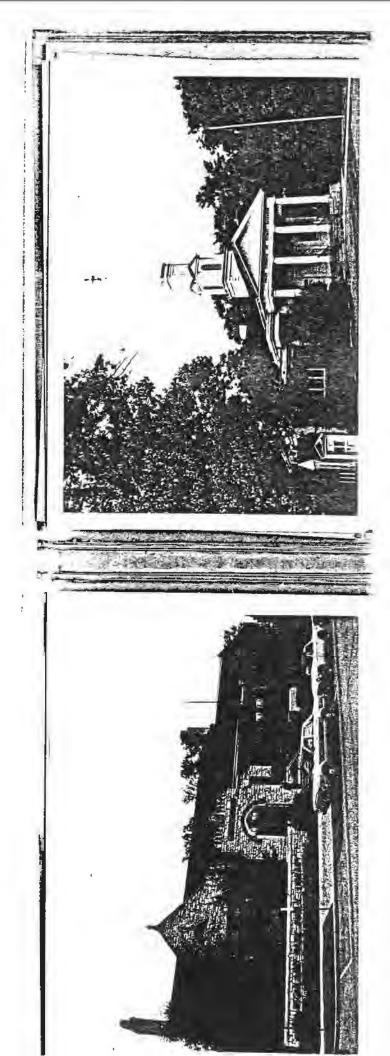


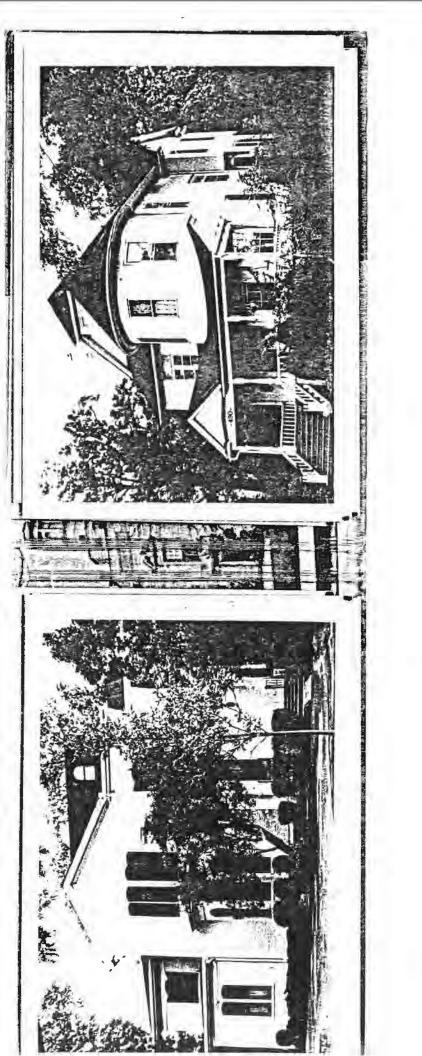


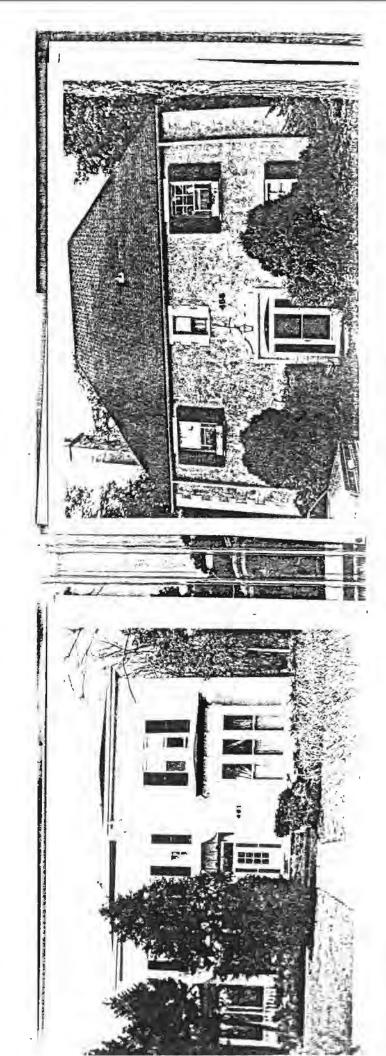


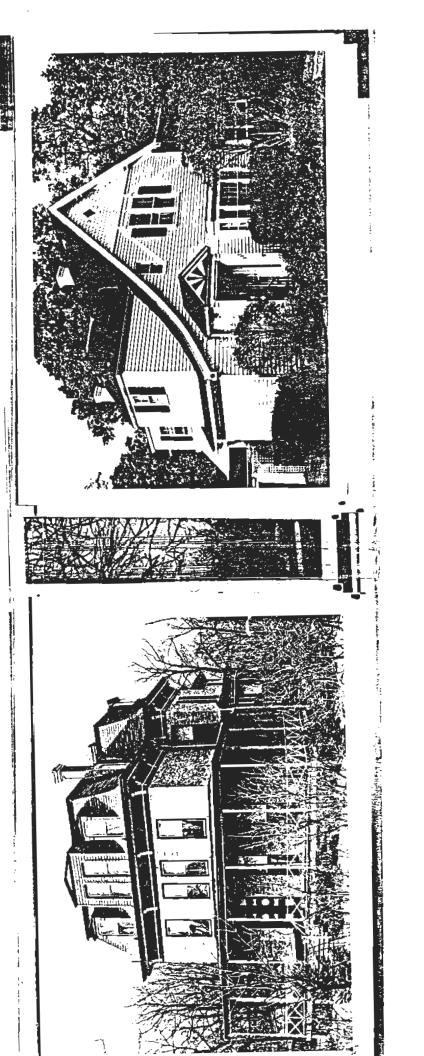


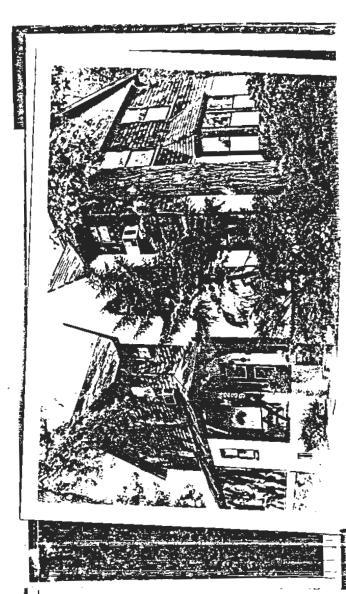
DISTRICT HISTORIC AVE.-PROSPECT HAZEL

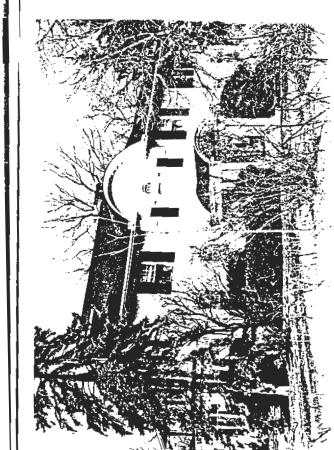


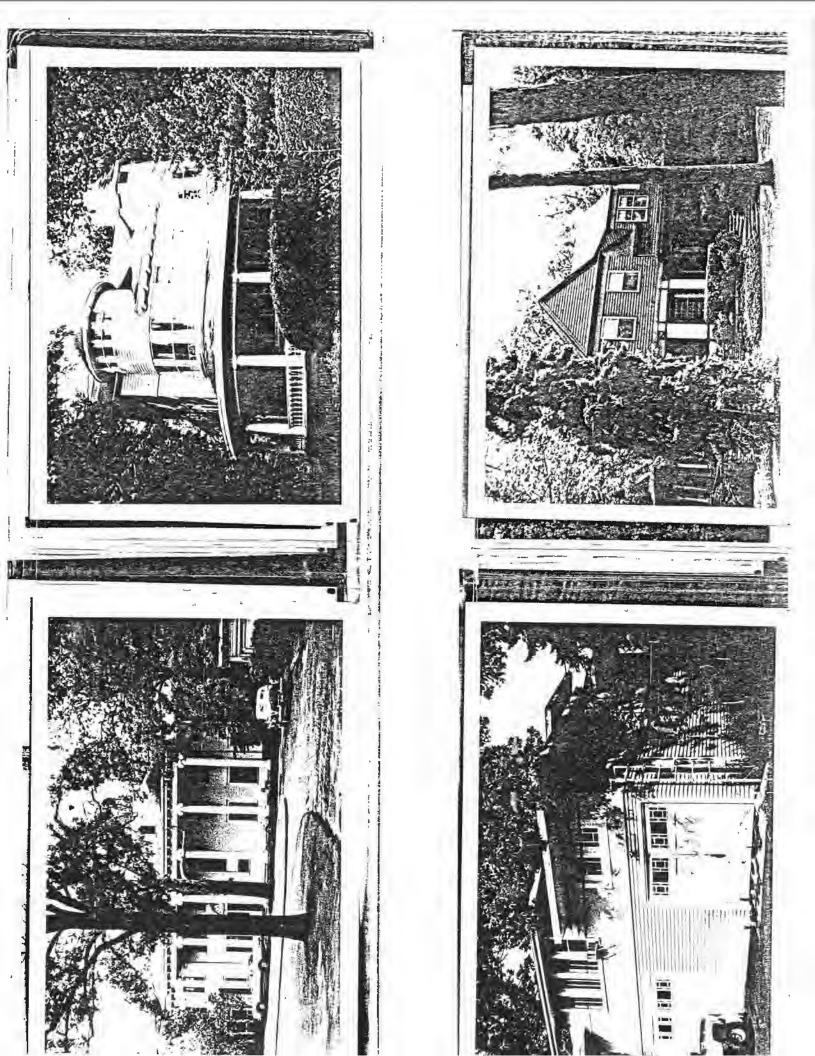


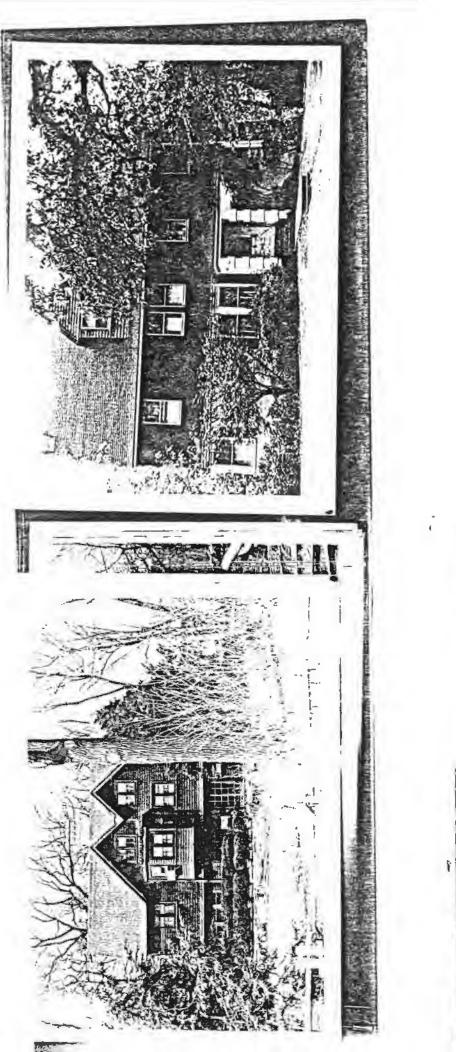


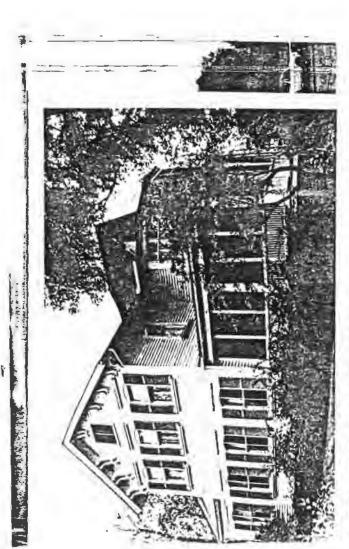


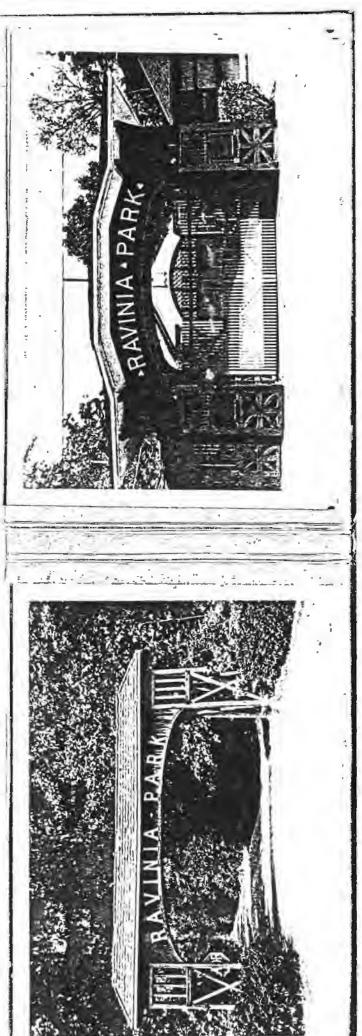




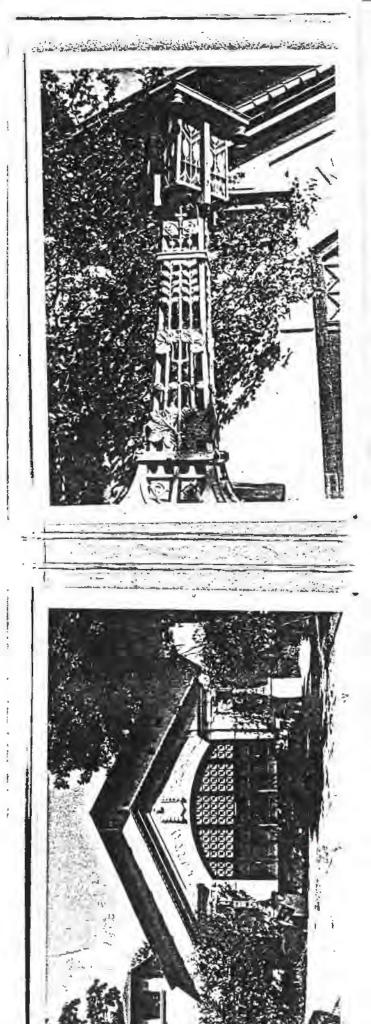


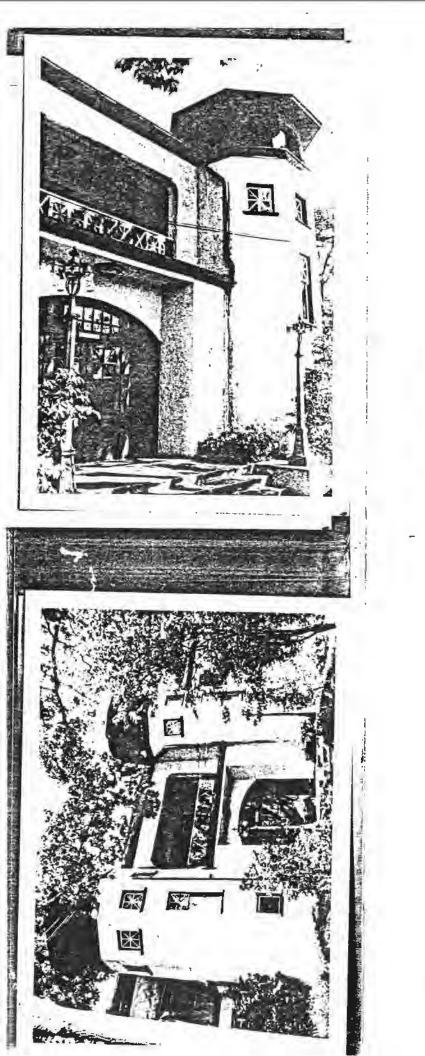


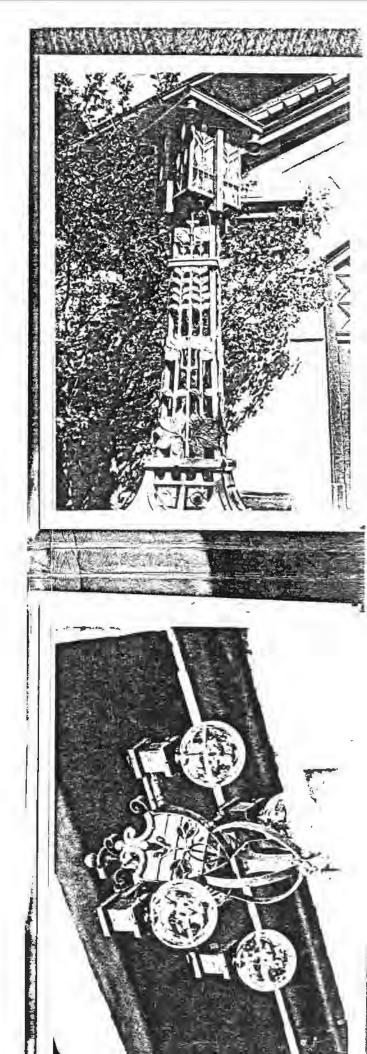




IT RAVINIA PARK HISTORIC DISTRICT







INDIVIDUALLY LISTED

ON THE

NATIONAL REGISTER OF HISTORIC PLACES

nind States Department L. L. Jephrage Conservation and Rec	reation Servic	9	For HCRS use only
			received
inventory—Nominatio			date entered
See instructions in How to Complete Nation Type all entries—complete applicable secti		·	
1. Name		 	
historic Willits, Ward Winfiel	d, House		
and or common Ward Willits Hous	е		
2. Location	·		
street & number 1445 Sheridan Road			not for publication
city, town Highland Park	vicinity of	congressional distr	ici 12th
state Illinois 60035 code	. county	Lake	code
3. Classification	<u> </u>		
district public building(s)	tus occupied unoccupied work in progress ccessible yes: restricted yes: unrestricted no	Present Useagriculturecommercialeducationalentertainmergovernmentindustrialmilitary	museum park X private residence it religious scientific transportation other;
4. Owner of Property			
name Sakip Altay		Robert_	its: Highland Park, I Buhai Mayor
street & number 1445 Sheridan Roa	id	Ernest	Nance, Park District
city, town Highland Park	vicinity of	st	ate III, inois 60035
5. Location of Legal	Descripti	on	
	eld Township nurel Avenue	Assessor	
	nd Park	ef	111inois 50035
6. Representation in	Fristing		0(0
			* Y
1077	IPES has this pr		
		lederal	statecountylocal
de sollony for survey records Springfie	eld, Illinois	5	
Highland Park Lar	linois Survey ndmark Preser	1979-80 Vation Comm.	536 Ridg e Highla nd Par Illinois

ruins	_X_ altered	moved	date
unexposed			

fibe the present and original (if known) physical appearance

The Ward Willits House, located in the City of Highland Park, Illinois, was constructed as a permanent detached residence. As an example of Frank Licyd Wright's Prairie Style it features: the cruciform plan of $2\frac{1}{2}$ stories, elevation on a platform 3 feet to the first story, wood frame construction with some steel reinforcing, layered hipped roofs, and exterior finish of stucco with dark stained wood trim inthorizontal and vertical pattern. More specifically, it has several porches contributing to the indoor/outdoor relationship advocated by Wright's Prairie Style, significant art glass windows which feature vertical and horizontal detailing in keeping with the exterior trim, and also a central chimney core reflecting the importance of the hearth in Frank Lloyd Wright's designs.

Alterations to the exterior consist of the addition of a one (1) story three (3) car garage (on the northeast side) done in a style somewhat compatible with the original style. Original cedar shingles with galvanized iron flashing have been changed to asphalt shingles. Several original windows have been removed on the sides and the rear of the bases.

the house.

The house contains 6,000 square feet of interior space broken into a first floor living room, dining room, altered kitchen and service area, andupstairs living quarters with library at story $1\frac{1}{2}$, off the stair hall. The house has a full basement with storage area

originally for wine, vegetables and coal.

The interior features stained glass ceiling panels in the dining area and stairwell, Georgia pine wood trim, noman pressed brick, and Roman brick-veneer on the fireplaces. The house was fitted for gas fixtures and, at the same time, wired for the eventuality of electricity. Radiators were installed in all rooms except the living room. This house displayed the first use of radiant heating (in the living room floor). The original radiator grilles have been covered and are no longer in use. Lighting fixtures and built in furniture were designed by Wright. The original fixtures have been removed. The interior finish is stucco and wood trim repeating the exterior.

Alterations have been made to the original kitchen and butler's pantry which have been remodeled into a kitchen and den. Mechanical alterations include the addition of central air conditioning and heating units.

The original stable has been sold and altered and now maintained as a private residence separate from the original (and not included in this nomination).

The dive to the house is perpendicular to the house and the street.

There is a circular drive through the port cochère. Pavement off the drive

has been added to accommodate 3-4 cars.

artment of the Interior ation and Recreation Service

Register of Historic Places ory—Nomination Form

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received
date entered

ion sheet

Description

Item number #7

Page 2 of item #7

he original thinning of the existing landscaping (trees) was directed ight into a vertical pattern complementing the house. This ling of the trees is no longer maintained. The foliage has been wed to deteriorate into an overgrowth hiding the house.

Anificance

		-	•	•
prehistoric 1400-1499 — 1500-1599 — 1600-1699 — 1700-1799 — 1800-1899 — X 1900-	Areas of Significance— archeology-prehistoric archeology-historic agriculture X architecture x art commerce communications onstruction: began	community planning conservation economics education engineering exploration/setticme industry x invention Sept. 1902	lawliteraturemilitarymusic ntphilosophypolitics/government	sciencesculpturesocial/ humanitariantheatertransportationother (specify
	completed: May 190		Frank Lloyd Wrigh	t
Specific dates	or: completed Aug	1903		
Statement of 5	ignificance (in one para	graph		
Statement or a	igninganies for and bere-	According to		

The Ward Willits House was designed in 1902 (contrary to any other information suggesting an earlier date for which there is no hard evidence) by Frank Lloyd Wright for Ward Willits, who was then president of Adams and Westlake, a brass and bronze foundry involved in the manufacture of railroad supplies. It is "the first great masterpiece among the Prairie Houses," (Vincent Scully, p. 17), and it "established the precedent for Prairie Houses with symmetrical wings." (Grant Manson, p. 11 The cruciform plan was used repeatedly by Wright, e.g., The Dana House, Springfield, Illinois, 1904 and the Martin House, Buffalo, New York, 1904. This plan persisted in Wright's compositions well into the 1930s and can be seen in his design for Wingspread, Racine, Wisconsin. The Ward Willits House and the other open cruciform plans were influenced by the Ho-o-den Imperial Japanese Exhibit at the Columbian Exposition of 1893 in Chicago, 111. The significance of the house lies in its abstract geometric simplicity at a time when homes were typically clothed in histrical trappings. and synthesizes many Victorian and classical elements into an innovative 20th century style, e.g., spindles in the staircases and repetitive wood trim, symmetrical plan and the front facade raised on an elevated pedestal. This Prairie House reaches into the landscape with a sense of exploration which was totally unseen in the northern Chicago suburbs at this time. thus exemplifies the following characteristics which became typical Prairie School features: broad overhanging eaves, continuous ribbon art glass windows, continuous horizontal banding with subtle offsetting verticals, wings stretching into the landscape, hovering roof lines, water table, decorative urns, & repetitive use of the rectangular form in plan, elevation and volume creating a picturesque organic unity. The building in the unity of its form, reflects and typifies Frank Lloyd Wright's organic architecture with its fireplace core, symbolizing central unification, in the American family tradition. Not only is this building significant as the f<u>rst</u> Frank Lloyd Wright design in the northern suburbs, but it also was featured in the Wasmuth Collection of 1909 and served to influence Mies van der Rone and other Bauhaus architects. Furthermore, the house exhibits 115 art glass windows designed by Frank Lloyd Wright and executed by the nationally known glass manufacturer, Orlando Giannini and Fritz Hilgart. They are significant because they represent a rare incorporation of art into the architecture medium. They unify the elevation repeating the vertical and horizontal geometrical pattern, and they provide surface texture and light nodulation, an integral part of Wright's design. Finally, this house is also an

States Department of the Interior age Conservation and Recreation Service

Vational Register of Historic Places Inventory—Nomination Form

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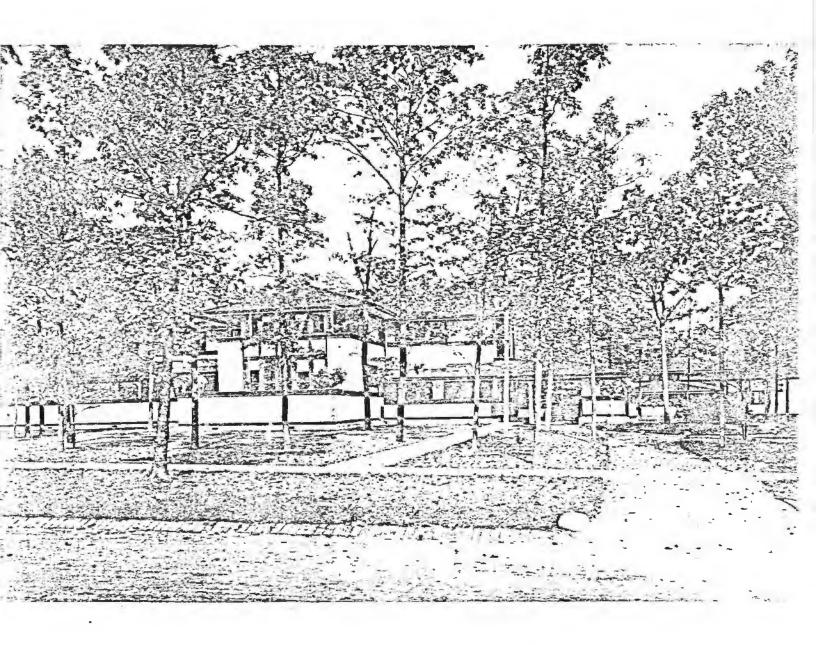
Continuation sheet Significance

Item number #8

Page 2 of item #{

"uniquely American building. Willits was the epitome of the American self-made man, who with little formal education elevated himself from humble beginnings to become chairman of the board...involved with the building of the railroads--the 'pulse of America'--and was located in Chicago, the 'Crossroads of America.' Willits found in Wright the most important architect this country has yet produced. Wright had an abiding love for the democratic way of life in America that was coupled with a true sense of national heritage. Thus, for this house and in the association of these two men, the timing was perfect for the greatest masterpiece of America's heartland." (Mark Linch, p. 11)

gor Bibliographical R	
ock, H.R, In the Nature of Mate	rials, N.Y.: Da Capo, 1942.
Son, Grant C., Frank Lloyd Wright	to 1910, N.Y.: Van Nostrand, Reinhold, 195 ght, N.Y.: George Braziller, Inc. 1960
finch Mark "The Ward Willits House.	" Frank Lloyd Wright Newsletter,
	ums 2, no. 2, no. 5, 1979, 401008- 2, -10 . 1
10. Geographical Data	1980
Acreage of nominated property3	1 21 000
Quadrangle name <u>Highland</u> Park	Quadrangle scale 1:24 000
UMT References	
Zone Easting Northing	Zone Easting Northing
c	
EL LILIT	F
	H
Verbal boundary description and justification North	west approximately 400 feet along
- Shawidan boad to Waverly Rd. Northe	ast approximately 150 reet along maverly
Road, Southeast approximately 400 fee	et, southwest approximately 150 feet back
to-Sheridan-Road Kerman's ReSub-Hig	hland Park, Illinois, Lots 1 & 2
List all states and counties for properties overlappin	g state or county boundaries
state code co	unty code
state code co	ounty code
11. Form Prepared By	
- AND FUEDE RODIEMIN NAMES COOK M	a-k Linch
J12 -J2 1024 J12 1750	ar \$12-869 5266
organization of Highland Park Illinois	date July 26, 1980
street & number c/o 711 Marion Avenue	telephone see above
city or town Highland Park, Illinois	state Illinois
	ation Officer Certification
The evaluated significance of this property within the state is	:
nationalstate1o	
As the designated State Historic Preservation Officer for the	
665), I hereby nominate this property for inclusion in the Nati according to the criteria and procedures set forth by the Heri	onal Register and certify that it has been evaluated
State Historic Preservation Officer signature	· ····································
title	· date
For HCRS use only	to and the first and the second provided by the first of the
I hereby certify that this property is included in the Nat	ional Register
Keeper of the National Register	The state of the s
"有"。 1996年,1997年,1997年,1997年中的1997年,1997年	PEBAREN YOLGEN, BAYSEN ENERGISE (1916), 600 (1916) (1916)
Attest:	The state of the desired and the state of th



PROPERTY NAME	Mary W. Ada	ams House
		Avenue CITY/TOWN/VICINITY Highland Park
COUNTY La	ке	STATE
OWNER'S NAME	Mrs. Ellen	Pierce (purchased from Ed. Poser - 1962)
ADDRESS	same ·	CITY/TOWN/VICINITY
		STATE ZIP
LOCATION OF LEGAL	DESCRIPTION _	Deerfield Township Assessor's Office
•	_	600 Laurel Avenue
		Highland Park, Illinois 60035
VERBAL BOUNDARY DE	SCRIPTION	Lot sly 100 feet of Nly 200 ft., Lot #1, Bbck #5
		in J.M. Clark's Resub of Block #54. Corner Lake
	_	and Prospect. PIN: 16-24-302-006
APPROXIMATE ACREAG	E 1/2	
190	6, designed	d 1905 ARCHITECT AND/OR BUILDER Frank Lloyd Wright
DATE OF CONSTRUCTI		
	0	Prairie School Style airie characteristics: plaster surface stucco,
PHYSICAL DESCRIPTI OF BUILDING AND		rame, wood and beam construction, overhangs,
PROPERTY	•	trical modified compace cruciform, horizontal
		windows, horizontal planes, accentuated piers,
		doorway, pronounced horizontal emphasis with
		. Plaster surface, woodframewas a \$3,500
		house, multi-levels, built-ins, open-plan,
	no appl	ied ornamentation.
		·
	· 	
OVERALL CONDITION:	EXCELLEN	T GOOD FAIR X DETERIORATED RUIN
INTEGRITY:	UNALTERE	D ALTERED _×
		: removal of windows (art or leaded glass)

ALTERATIONS (cont'd)
USE:	ORIGINAL USE residential
U3E:	PRESENT USE same
OUTBUILDINGS AND/O	OTHER CULTURAL RESOURCES ON PROPERTY (ATTACH SKETCH PLAN IF APPLICABLE)
·	
	. <u> </u>
HISTORICAL AND/OR	One of Wright's early Prairie School style houses; one
ARCHITECTURAL SIGNIFICANCE	of three in Highland Park, Typical modified crusiform (as established in the Ward W. Willits House of 1902)
210011 TCANCE	plan, which would be used in the Prairie Style masterpiece,
	the Robie House, of 1909. Representative of Wright's work in one of his most important, if not the most importa
	period in his life. Has all original hardware.
FORM PREPARED BY	Nancy W. Cook
	893 Dean Avenue
	TEL TIL
PROPERTY NAME M	my w. Azlams Horse
LOCATION 1923 L	-dkeCITY/TOWN/VICINITY IT?
FACING North PHOTOGRAPHER H	DATE 9/1981
LOCATION OF NEGAT	

PROPERTY NAME BADDRESS 1	raeside Sch 42 Pierce R	d. (150 Pierce)	LIN / SIT CTNITTY	- Highland-Park
COUNTY Lake		STATE Illinois		60035
	chool Dist			
OMNEK 2 HATTE	Red Oak Lne	. н.Р.	WN/VICINITY	
		STATE _	·	ZIP
LOCATION OF LEGAL	DESCRIPTION	Deerfield Township	Assessor's	Office
•		600 Laurel Avenue	•	
	_	Highland Park, Illi	nois 60035	
VERBAL BOUNDARY DE	SCRIPTION _			ads, Braeside section
	-	PTV 16 26 120	001	
	ī	PIN: 16-36-412-	001	
APPROXIMATE ACREAG	E <u>4</u>	-6		
DATE OF CONSTRUCTI	ON 1928 des.	A920 TECT AND/OR BU	ILDER John	S. Van Bergen
ARCHITECTURAL STYL	E (IF RELEVAN	Prairie Schoo		<u> </u>
PHYSICAL DESCRIPTI OF BUILDING AND PROPERTY	simple east. library two sto (above in (adde in from House colo	Phase 1: two story, speech and art ory auditorium and ore grade due to sied on) 1937. Mass Wright's compact ored stucco, low,	ing and he ry main s rooms compose). Phase sing, compound of 1893. broad over the house	rhanging hipped appearance, and charac-
OVERALL CONDITION	: EXCELLEN	T X GOOD F	AIR DETE	ERIORATED RUIN
INTEGRITY:	UNALTERE	D ALTERED	_	
DATE AND NATURE O	F ATTERATIONS	south and wes	st addition Van Berge	ons 1937 by W.H. Sobel
	Phase IV:	kitchen by Bertra	n Weber, 1	1949

ALTERATIONS (cont'd)
NCE.	OPTOTNAL USE
USE:	ORIGINAL USEschool
OUTBUILDINGS AND/O	R OTHER CULTURAL RESOURCES ON PROPERTY (ATTACH SKETCH PLAN IF APPLICABLE
HISTORICAL AND/OR	Incorporates child oriented ideas predating
ARCHITECTURAL SIGNIFICANCE	Saarinen's and Perkins and Will's of 1941 in Crow
	are self-contained units (lab style). Warmth, Spacious
	rooms, stone fire places, spacious windows included. J.S.V.Bergen envisioned the school as an extension of the
	home environment: Only Prairie School School in H.P.
FORM PREPARED BY	Nancy W. Cook
·	tag tag
D 1 00	TEL 432-4736
· # Person	
Name of the last o	
,	SC STORY STREET, SC ST
PROPERTY NAME	raeside School
LOCATION 142 PU	DATE 9/1981
PHOTOGRAPHER HX	Arenhere
FOCULTON OF MERY	IVE 636 Redge

PROPERTY NAME RO	oss Beatty House				
	ridan Road CITY/TOWN/VICINITY Highland Park				
COUNTY Lake	STATE Illinois ZIP 60035				
OWNER'S NAMEGabi					
	9 Sheridan Road CITY/TOWN/VICINITY Highland Park				
	STATE Illinois ZIP 60035				
LOCATION OF LEGAL DES	CRIPTION Deerfield Township Assessor's Office				
	6DO Laurel Avenue				
	Highland Park, Illinois 60035				
VERBAL BOUNDARY DESCR	IPTION The property is on the east side of Sheridan Road and				
	backs on a ravine				
	PIN: 16-26-204-025				
APPROXIMATE ACREAGE	3/4				
DATE OF CONSTRUCTION	1890-1900 ARCHITECT AND/OR BUILDER Unknown				
	(IF RELEVANT) Queen Anne - Classical Revival				
PHYSICAL DESCRIPTION	This is a large frame house, very formal in presentation, with				
OF BUILDING AND	Classical touches, no signs of columns, but extensive use of				
PROPERTY	pediments over windows. There are palladian windows in front				
المهار المريي	dormers, topped by pediments, with hooded window-rolds on upper				
	windows; some bracketing under the front roofline. The house has				
	a formal entrance; on either side of the door are beveled and				
	chased window lights. Construction is old, narrow shiplap siding				
	in excellent condition. Thw facade of the house is bowed on				
	each side of the entrance from ground level to roofline and there				
	are windows in this bowing at each level topped finally with the				
	pediments. Centered over the entrance at the roofline is another				
·•	dormer with a repeat of the roofline topping the palladian (over*				
OVERALL CONDITION:	EXCELLENT X GOOD FAIR DETERIORATED RUIN				
INTEGRITY:	UNALTERED Possibly - unknown				
DATE AND NATURE OF A	LTERATIONS:				
_					
-					

*windows. The house is newly painted in cream trimmed in gold. The roof is black asphalt shingles. ORIGINAL USE _____ Single-family residence USE: PRESENT USE Single-family residence OUTBUILDINGS AND/OR OTHER CULTURAL RESOURCES ON PROPERTY (ATTACH SKETCH PLAN IF APPLICABLE) This fine house illustrates an unusual combination of Queen Anne HISTORICAL AND/OR ARCHITECTURAL massing and Classical detailing. It is typical of the large SIGNIFICANCE frame late 19th century homes built by Chicago's early entrepreneurs. Beatty was an organizer of the Midland Steel Company which was later absorbed into the Inland Steel Company. FORM PREPARED BY Edith Freund 215 Prospect Avenue, Highland Park TEL(312) 433-6175 PROPERTY NAME ROSS BEATTY HOUSE SHERIDAN ROCITY/TOWN/VICINITY H.P. DATE SEPTEMBER 1981 PHOTOGRAPHER H.X.

PROPERTY NAME	Albert Campbell House					
ADDRESS	434 Marshma	ın	CITY/TO	WN/VICINITY	Highla	ind Park
COUNTY	Lake	STATE	Illinois	ZIP _	60035	
OWNER'S NAME	Jules and 3	Janet Stein	berg	_		
ADDRESS	434 Marshma	ın	CITY/T	OWN/VICINITY	Highland	Park
LOCATION OF LEGAL	DESCRIPTION _	Deerfiel	STATE d Township	Illinois Assessor's O	ZIP _ ffice	60035
	_	600 Laur	el Avenue			
		Highland	Park, Ill	inois 60035	<u> </u>	
VERBAL BOUNDARY DE	SCRIPTION	100'x178	' South-eas	st corner of	Marshman 8	Judson
	-	PIN: 16-	<u>25-315-001</u>			
APPROXIMATE ACREAG	E	1/3 acre				
DATE OF CONSTRUCTI	ON unknown	_ ARCHITECT	AND/OR BU	ILDER un	known	
ARCHITECTURAL STYL	E (IF RELEVA	NT) Turn o	f century	California Ar	ts and Cr	afts.
PHYSICAL DESCRIPTI OF BUILDING AND PROPERTY	link f center colore former house with 2 roof 1	enced and hof the nor deleaded glass probable main additions asphalt times are pain	th side of ass window te fish po y built shook like ted shite.	s and circuland. The low- ortly after to e late 20's a e wood shing!	evealing ar planting slung bunche turn ound early es. The	the etched and g in what was galow style f the century, 30's. The marrow clapboards
OVERALL CONDITION:				orth front of	·	
INTEGRITY:	UNALTERE		ALTERED X	_		
DATE AND NATURE OF		•		Major additi nd major room		t end of E.B. Metzler,
	3113 E	lisee, Zion	. In 30's	, the second	owner red	id the
	bà thro	oms and ext	erior grou	ndscapes and	garages.	

	enclosed por	ch area.					
USE:	ORIGINAL USE	Single family	residence				
	PRESENT USE						
OUTBUILDINGS AND/O			Y (ATTACH SKETCH PLAN IF AF	PLICABLE)			
							
HISTORICAL AND/OR	Interesting	stained glass and et	ched glass windows and				
ARCHITECTURAL SIGNIFICANCE	window confi	window configurations make the house one of the finest					
			been the home of local	<u>_</u>			
	artist and a	rchitect Lawrence Bu	ck (undocumented).				
							
							
FORM PREPARED BY	Evie Zw	etz		 -			
	1050 Wa	de, Highland Park					
	•	-	TEL (312)433-3648				

PROPERTY NAME Albert Campbell Hourse

LOCATION FROM MOREL WORD LOCATION OF DATE SOME AND A STREET TO A





ADDRESS 1214 Green Bay Road CITY/TOWN/VICINITY Highland Park COUNTY Lake STATE Illinois ZIP 60035 OWNER'S NAME Mrs. Albert Arenberg ADDRESS 1214 Green Bay Road CITY/TOWN/VICINITY Highland Park STATE Illinois ZIP 60035							
OWNER'S NAME Mrs. Albert Arenberg ADDRESS 1214 Green Bay Road CITY/TOWN/VICINITY Highland Park							
ADDRESS 1214 Green Bay Road CITY/TOWN/VICINITY Highland Park							
am.ma							
STATE Illinois ZIP 60035 LOCATION OF LEGAL DESCRIPTION Deerfield Township Assessor's Office							
	600 Laurel Avenue						
Highland Park, Illinois 60035							
VERBAL BOUNDARY DESCRIPTION Property, located on the west side of Green Bay Roa							
is 200' wide and 400' deep.	_						
PIN: 16-26-200-006							
APPROXIMATE ACREAGE 4							
DATE OF CONSTRUCTION 1908 ARCHITECT AND/OR BUILDER Alfred S. Alschuler							
ARCHITECTURAL STYLE (IF RELEVANT) English Country house							
PHYSICAL DESCRIPTION This two-story grey stucco dwelling was designed as a							
OF BUILDING AND spacious country home with large, airy rooms opening out onto PROPERTY	spacious country home with large, airy rooms opening out onto						
terraces. Alsohuler placed it lengthwise along the high	cerraces. Alsohuler placed it lengthwise along the high						
point of the land angled it for maximum sun and view over	point of the land and angled it for maximum sun and view over						
the Skokie Valley to the west. Most interesting is the	he Skokie Valley to the west. Most interesting is the						
trelliswork supported by columns surrounding the front entry ar	ıd						
the Palladian window over the entry. The property adjoins a se	e Palladian window over the entry. The property adjoins a second						
Alschuler-designed house at 1266 Green Bay Road.							
OVERALL CONDITION: EXCELLENT X GOOD FAIR DETERIORATED RUIN							
INTEGRITY: UNALTERED ALTERED							
DATE AND NATURE OF ALTERATIONS:							
1940 - four car garage added - Tilly - This is the	<u> </u>						
1959 - dining porch classed in, interior remodeling supervised							
by Ernest Grunsfeld III.							

SE:	ORIGINAL USE Single family residence					
	PRESENT USE Single family residence					
UTBUILDINGS AND/C	OR OTHER CULTURAL RESOURCES ON PROPERTY (ATTACH SKETCH PLAN IF APPLICA					
ISTORICAL AND/OR						
IGNIFICANCE	designed by Alfred Alschuler, a local architect who is					
•	nationally recognized and who won an A.I.A. Gold Medal					
	for the Stone Container Corporation Building in Chicago.					
	It is typical of the large country homes designed from					
	1900 on for new residents to the suburbs. This one happens					
	to occupy the site of Highland Park's first Catholic church					
	(1853) and cemetery, long a landmark on the Green Bay Trail.					
	The family name used to be Kirschberger. Because of negative					
	feelings during World war I to anything German, the family					
	changed its name.					
ORM PREPARED BY	Susan Benjamin, 711 Marion Avenue, Highland Park, IL					
Y Commence	TEL (312) 432-1822					
4						
E						
PROPERTY NAME						
PROPERTY NAME	CITY/TOWN/VICINITY DATE					

PROPERTY NAME anny Du	bin House
ADDRESS 441 Ceda	r · CITY/TOWN/VICINITY Highland Park
COUNTYLake	STATE Illinois ZIP 60035
OWNER'S NAME _ Ghit	
ADDRESS same	CITY/TOWN/VICINITY
	STATEZIP
LOCATION OF LEGAL DES	CRIPTION Deerfield Township Assessor's Office
•	6DO Laurel Avenue
	Highland Park, Illinois 60D35
VERBAL BOUNDARY DESCR	It fronts on Cedar Ave., but heavy woods on each s and a deep set back of the house shuts out a view
APPROXIMATE ACREAGE	of the house, and the adjoining home. 2 acres PIN:1125-366-615
DATE OF CONSTRUCTION	1929-30 ARCUITECT AND/OR BUILDER Henry Dubin
ARCHITECTURAL STYLE (IF RELEVANT) International Style
PHYSICAL DESCRIPTION OF BUILDING AND PROPERTY	The house is L-shaped to conform to property with a flat roof for sunbathing and ribbon windows for maximum light and air on upper floors. Conventional brick and clinder block masonry is used for the exterior walls. The facada is very interesting with full windows at the end of the L over the garage with a recessed front door and various levels of roof.
INTEGRITY:	EXCELLENT GOOD X FAIR DETERIORATED RUIN
_	

ALTERATIONS (cont'd)
	
	was idential
USE:	ORIGINAL USE residential same
	PRESENT USE
OUTBUILDINGS AND/O	R OTHER CULTURAL RESOURCES ON PROPERTY (ATTACH SKETCH PLAN IF APPLICABLE)
	<u> </u>
HISTORICAL AND/OR	Mr. Dubin wanted to build a functional house for his family;
ARCHITECTURAL	the form was determined by functional needs, not by historica
SIGNIFICANCE	style. The bay window with an L shaped seat was to
	-accommodate additional seating in a family sized dining room. Steel beams and sheet steel floor construction was
	used for fire safety. This had only been previously used
	in marine fabrication and therefore was known as a battledec
	design. Gypsum block or plaster was used for interior
	<pre>partitions. A prophetic forerunner of modern architecture where living units are arranged in an open plan due to</pre>
	necessity and where elevations reflect this plan.
•	
	Louise G. Greenabaum
FORM PREPARED BY	1410 Glencoe Avenus
25-45 / 28-4 Marie 6 P.	
	TEL 432-8726
	PART TO SERVICE STATE OF THE S
A STATE OF THE STATE OF	
喜欢欢迎	
	l
PROPERTY NAME 14	nry Dibin
LOCATION 441	CECLY CITY/TOWN/VICINITY HP
PHOTOGRAPHER 1-	X Arenberg
LOCATION OF NEGAT	
	~

PROPERTY NAME	W. Evert Hou	ıse					
ADDRESS	2687 Logan	<u> </u>	CITY	/TOWN/VI	CINITY	Highland 1	Park
COUNTY 1	Lake	STATE _	Illinois		ZIP	60035	
OWNER'S NAME	Norman Cul	lver					
ADDRESS	2687 Logan		CITY	/TOWN/VI	CINITY _	Highland	Park
LOCATION OF LECAL DESCRIPTION		STATE Illinois ZIP 60035 Deerfield Township Assessor's Office 600 Laurel Avenue Highland Park, Illinois 60035					
VERBAL BOUNDARY DESCRIPTION		· · · · · · · · · · · · · · · · · · ·				and Park in 5-14-308-00	
APPROXIMATE ACRE	AGE	1/4 acre		<u>_</u>			
DATE OF CONSTRUC	TION 1872	ARCHITE	CT AND/OR	BUILDER ^H	Ighland	Park Build	ing Company
ARCHITECTURAL ST	YLE (IF RELEVA	_		i - 2nd E		-	
PHYSICAL DESCRIP OF BUILDING AND PROPERTY	hoods o	ver them. s are betw	The mansa	rd roof	with gal		windows with s overpowers of local
OVERALL CONDITION INTEGRITY: DATE AND NATURE	UNALTER	ED		<u>x</u>	-	ORATED	RUIN
DATE AND RATORE	OI ALTERATIONS		Shingle s	iding add	led		

	RIGINAL USE Single family residence				
	RESENT USE Single family residence OTHER CULTURAL RESOURCES ON PROPERTY (ATTACH SKETCH PLAN IF APPLIC				
- ISTORICAL AND/OR	The Highland Park Building Company built this home for				
RCHITECTURAL IGNIFICANCE	Rev. W.W. Evert (Frank Hawkins' father-in-law). He was also a charter member of the Building Company. The Culvers have				
	lived here since 1922 and are the third owners of the home.				
	This is one of a handful of mansard houses in Highland Park				
	and the only one that is two stories.				
8					
ORM PREPARED BY	Leah Axelrod, 2100 Linden, Highland Park				
ORM PREPARED BY					
ORM PREPARED BY	Leah Axelrod, 2100 Linden, Highland Park TEL(312) 432-7003				
ORM PREPARED BY					
ORM PREPARED BY					
ORM PREPARED BY					
ROPERTY NAME					

PROPERTY NAME	Harold F	lorsheim Ho	use and Property			
ADDRESS	650 Sher	idan Road _	CITY/TOWN/VICINITY	Highland Park		
COUNTY	Lake	STATE	ZIP	60035		
OWNER'S NAME	same					
ADDRESS	same		CITY/TOWN/VICINITY	Highland Park		
			STATE	ZIP60035		
LOCATION OF LEGAL DESCRIPTION		Deerfield	Township Assessor's Of	fice		
		600 Laure	1 Avenue			
	_	Highland	Park, Illinois 60035			
VERBAL BOUNDARY D	ESCRIPTION	The prope	rty is bounded by 350'	of frontage on		
		Sheridan	Road on the east and a	ravine on the south.		
		The prope	rty is 429' deep. PIN:	16-36-205-061		
APPROXIMATE ACREA	GE	3-1/2				
DATE OF CONSTRUCT	TON 1925-28	ADCUTTECT	Archi AND/OR BUILDER <u>Lands</u>	tect: Ernest Grunsfeld		
ARCHITECTURAL STY		0:1	ified French Chateau	<u>cape: Jens Jensen</u>		
PHYSICAL DESCRIPT			n the French Chateau st	vle brick with a		
OF BUILDING AND		The main house is in the French Chateau style, brick, with a hippad roof over the main body of house and a gabled entrance.				
PROPERTY		Windows are casement and there are dormer windows here and there				
				main entrance there is a		
				·		
		ree-sided bay that is two stories high, with windows opening				
		e sides to catch the breeze. The interior, remodeled by				
		, is spacious and gracious and everything a baronial				
		mansion should be, with elaborate entrance hallway and				
	curving	stair, trav	ertine floors, wood-pan	eled library and dining		
	room.	· · · -				
In ke			s house Jens Jensen, th	<u> </u>		
•			d with subtle uses of r			
OVERALL CONDITION			D FAIR DETERI	ORATED RUIN		
INTEGRITY:		.D A				
DATE AND NATURE C	F ALTERATIONS	3:	Remodeling pri	or to 1948		
		 				
		<u> </u>				

*to enhance an already attractive site, managed to create a well-secluded atmosphere on what was even then a busy area - Sheridan Road. Jensen designed an access road to follow the steep ravine contours. There are sun openings among the trees near the house. A series of footpaths descend into the ravine.

USE:

ORIGINAL USE Residential

PRESENT USE

Residential

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

Coach house

1927

Pool house

1970's

HISTORICAL AND/OR ARCHITECTURAL SIGNIFICANCE

The sun openings near the house are especially good examples of Jensen's use of these features. The outstanding characteristic, however, is the ravine work. The rock work is some of Jensen's best. Rock plants accentuate the landscape. While not architecturally significant, the varonial mansion is one of Ernest Grunsfeld's larger works. Harold Florsheim, a former president and Chairman of the Board of Florsheim Shoes, was one of the earliest wealthy Jewish businessmen to settle on the North Shore. Philanthropically his contributions to the area have been immense, especially to the Highland Park Hospital.

FORM PREPARED BY

Nancy W. Cook and Lynda Morrison

893 Dean Avenue, Highland Park

TEL (312) 432-4736



PROPERTY NAME HAROLD FLORSHEIM HOUSE

LOCATION 650 SHERIORN RD CITY/TOWN/VICINITY HP.
FACING EAST DATE SEPTEMBER 1981

PHOTOGRAPHER H.X RRENBERG

LOCATION OF NEGATIVE 636 RIDGE ROAD

PROPERTY NAME Mr	s. Frank G	eyso Hous	es	
ADDRESS 450, 45	6 Woodland	Road	- CITY/TOWN/VICINITY	Highland Park
COUNTYLa	ke	STATE	Illinois ZIP 456: Brian T. Wit	
OWNER'S NAME45		bert	456: Brian T. Wit	ek
ADDRESS 5	ame 		CITY/TOWN/VICINITY	
		Decu-Ei-1		ZIP
LOCATION OF LEGAL !	DESCRIPTION		d Township Assessor's O	ffice
			el Avenue	
			Park, Illinois 60035	
VERBAL BOUNDARY DES	SCRIPTION	two hou	ises off corner of S	t. Johns and Woodland
		fin 450	- 16-36-207-0	014
		111 456	16-36-207-0	2/5
APPROXIMATE ACREAGE	E	<u>†</u> асге	each house	
DATE OF CONSTRUCTION	on see be	≥ 1 A MCHITECT	AND/OR BUILDER Joh	ın S. Van Bergen 🤺
ARCHITECTURAL STYL	E (IF RELEVA	NT) Prai	irie School Style	
PHYSICAL DESCRIPTION BUILDING AND PROPERTY	ON	450: cotta stucc remin Frank 456: brick at 34 own heri- aroun for	age like Belle Bemis to and wood detailing tiscent of the Ward Lloyd Wright. Cubic mass of 1930 44 Elm Place and 290 home at 234 Cedar. zontal trim, elongate and living room, proj stairhall and entry,	related to and Willits House by Prelates to house Cedar, and his Brick exterior, ted windows, balcony jecting pavilion overhanging eaves.
OVERALL CONDITION:			- house - cottage - OD <u>X</u> FAIR <u>-</u> X DETER	
INTEGRITY:				

RATIONS (cont'é	1)	
USE: OUTBUILDINGS AND/O	PRESENT USE _	residential residential AL RESOURCES ON PROPERTY (ATTACH SKETCH PLAN IF APPLICABLE)
		<u> </u>
HISTORICAL AND/OR ARCHITECTURAL SIGNIFICANCE	Two hous	ses typical of John S. Van Bergen's ase. Fine Prairie School residences
FORM PREPARED BY		W. Cook Dean Avenue

PROPERTY NAME Mrs Frank Geyso Houses

LOCATION 450 + 456 Woodland CITY/TOWN/VICINITY H.F.

FACING North DATE September 1981

PHOTOGRAPHER HX. Arenberg

LOCATION OF NEGATIVE 636 R. dee Road





ALTERATIONS (cont'd)
•	
USE:	ORIGINAL USEresidential
	PRESENT USE same
	OTHER CULTURAL RESOURCES ON PROPERTY (ATTACH SKETCH PLAN IF APPLICABLE)
*****	coach house
	COACIT HOUSE
HISTORICAL AND/OR ARCHITECTURAL SIGNIFICANCE	Thomas E. Tallmadge and Vernon Watson designed a church charceland two houses in Highland Park. This Is their largest and best building in Highland Park. Tallmadge was a widely known architect and nationally known writer on architecture. His office turned out over 250 buildings, but he is best known for coining the term "Chicago School" (which he applied to buildings we now know as the Prairie School" in an article he wrote
	for the Architectural Review in 1908.
,	
-	
FORM PREPARED BY	Susan S. Benjamin
	711 Marion
	TEL 432-4736
. •	4
PROPERTY NAME WILD LOCATION ROLL FACING NOTE PHOTOGRAPHER HX LOCATION OF NEGATION	

	E W. Granville- 80 Laurel Ava	Mott Ho			Highland Pa	rk -
ADDRESS				WN/VICINITY		
COUNTY	Lake		Illinois	ZIP	60035	
OWNER'S NAME	Dr. Gerald	<u>l E. Sil</u>	lverstein			
ADDRESS	same		CITY/TO	WN/VICINITY		
			STATE _		ZIP	
LOCATION OF	LEGAL DESCRIPTION	Deerf	ield Township	Assessor's O)ffice	
		600 La	aurel Avenue			
ı		Highla	and Park, Illi	nois 60D35		
VERBAL BOUN	DARY DESCRIPTION		end of Laure gan on South	·	one house fr	om Lake
				PIN	:16-24-302	-60 J
APPROXIMATE	ACREAGE One	<u> </u>				
DATE OF COM	STRUCTION c. 1910	ADCUTT	ECT AND OR BUI	Thep Talls	nadae and Wat	Son
	AL STYLE (IF RELEVA		Tudor-Prair		nauge and wat	3011
PHYSICAL DE OF BUILDING PROPERTY	SCRIPTION Despination Subtle subtle from other rectang windows tradition a ribbon timbered	te its of Prairies and had not six gable.	e School det r houses. I an axial pl lf timber re traily locat Leaded case	t is basic lan. Smeeply late the land recessed ment windowns, windown	or style for carates this cally a two sy gabled roof house to the ed front door ows as well a ows to the costyle.	house tory , leaded Tudor is under as a half-
OVERALL CON INTEGRITY: DATE AND NA	UNALTER	ED — S: <u>co</u>	ALTERED ×	 <u>ing doorwa</u>	y were remove	Otherwise ed. intact exterior

	Second Ross J. Beatty House "Halcyon Hall"
ADDRESS 344 Ravino	DriveCITY/TOWN/VICINITYHighland Park
COUNTYLake	STATE Illinois ZIP 60035
OWNER'S NAME Ronald M	naster
ADDRESS 344	4 Ravine Drive CITY/TOWN/VICINITY Highland Park
	STATE Illinois ZIP 60035
LOCATION OF LEGAL DES	CRIPTION Deerfield Township Assessor's Office
	600 Laurel Avenue
	Highland Park, Illinois 60035
VERBAL BOUNDARY DESCR	IPTION Lot 4 in Beatty's Resubdivision. High on hill.
	House faces east/west. North end faces Ravine Drive.
	House was originally on 8 acres to west down to ravine.
APPROXIMATE ACREAGE	1-3/4 acres, irregularly shaped lot. PIN: 16-26-204-007
DATE OF CONSTRUCTION	c. 1909 ARCHITECT AND/OR BUILDER Pasquay
ARCHITECTURAL STYLE	(IF RELEVANT) Tudor Revival
	The floor plan of the house is irregular. There are 2 stories with
OF BUILDING AND PROPERTY	basement and a 3rd floor under the roof. The foundation is stone
I WOLLING I	and concrete, and the house sits on part of the original foundation
	of the house at 1514 Forest, which originally stood on this property.
	The construction is brick over red tile, gypsum block and then
	plaster. The roof is asphalt tile and is both hipped and gabled and
	irregular. There are 3 dormers on the east side and 3 offset
	chimneys. The south section of the house is half timbered as is
	the coach house front and sides. There are sandstone bas reliefs
	around the house in the brick, one bearing a coat-of-arms and 2 with
	"Halcyon Hall". Others are decorative after Graeling-Gibbons. There
	are two sets of leaded windows. All trim is birch painted (Over*)
OVERALL CONDITION:	EXCELLENT GOOD X FAIR DETERIORATED RUIN
INTEGRITY:	UNALTERED X
DATE AND NATURE OF A	LTERATIONS: 1981: Driveway redone. Front steps were removed
_	and new ones added. Two planters were also added. There seems
_	to have been alterations to the front door portico. Other changes
_	have been made to the grounds.
	•

LTERATIONS (cont'd)			
-			
SE:	ORIGINAL USE	Single family resid	ence
	PRESENT USE	Single family resid	lence
OUTBUILDINGS AND/OR		•	CH SKETCH PLAN IF APPLICABLE cove and greenhouse attached
IISTORICAL AND/OR ARCHITECTURAL SIGNIFICANCE	exquisite inter	dor mansion, with its import and exterior detailing today. It was the second	ng, reflects a lifestyle
			y. The architect, Pasquay,
		for Beatty exemplifying	
		tsmanship that would be	
*brown. (It was Original rose p All mortar is t	pink. The brick is	noise.) The stucco has be s hand made and runs from	een restored to its brown to pink red.
ioni iminato di	344 Ravine Driv	ve, Highland Park	
			TEL (312) 432-3329
PROPERTY NAME H. LOCATION 349 R FACING NORTH	AL CYON HALL AVINE DRIVE X. ARENGE	L-2nd Ross J. A CITY/TOWN/VICINITY A DATE DENTEMBER ERC GERORO	BEATTY HOUSE

PROPERTY NAME Highland Parl	k Water Tower
ADDRESS West Side of Gre	een Bay Rd - CITY/TOWN/VICINITY Highland Park
COUNTY Lake	STATE TITLINGTS ZIP OCCSS
OWNER'S NAME City of Hi	ghland Park
ADDRESS 1707 St. John	CITY/TOWN/VICINITY
	STATE ZIP
LOCATION OF LEGAL DESCRIPTION	Deerfield Township Assessor's Office
•	600 Laurel Avenue
	Highland Park, Illinois 60035
VERBAL BOUNDARY DESCRIPTION	sits on high ground on a grassy square plot 100'x100' surrounded by parking lots.
APPROXIMATE ACREAGE 1/8	acre
DATE OF CONSTRUCTION 1929-3	O ARCHITECT AND/OR BUILDER A.S. Coffin, Pearse, Greele
ARCHITECTURAL STYLE (IF RELEVA	and Hansen, Engineers.
OF BUILDING AND a 500 PROPERTY suppo plan enclos is only of conc entrance which pr small rou	enclosed tower 125' high, 54' in diameter, housing, 000 gallon steel water tank. The tank is reed by eight steel posts which form octagonal of structure and which is expressed by massing of ure. Spherical top of tank forms tower roof and visible portion of tank from exterior. Blocks rete form base, a pedimented doorway provides to tank. Above base are round-headed blind arches ovide the tower's decorative motive; four and headed windows are located in each of the eight lind arches.
	NT _x GOOD FAIR DETERIORATED RUIN
INTEGRITY: UNALTER	ED × ALTERED
DATE AND NATURE OF ALTERATION	S:
	

•	
USE:	ORIGINAL USE <u>water tower</u> PRESENT USE same
OUTBUILDINGS AND	OR OTHER CULTURAL RESOURCES ON PROPERTY (ATTACH SKETCH PLAN IF APPLICABL
. *	
HISTORICAL AND/O ARCHITECTURAL SIGNIFICANCE	The outstanding landmark which can be observed from many points of the city is one of the few remaining enclosed tanks in the Chicago Metropolitan area. (A second one is located in Riverside.). A 1929 article
	in American City was entitled. "Beauty Added to Utility in
•	in American City was entitled, "Beauty Added to Utility in Elevated Tank" spoke to its uniqueness. Construction of this tower marked the beginning of a public works system and water filtration plant in Highland Park, Highwood and Deefield. Today this tower is the recognized logo
FORM PREPARED BY	in American City was entitled, "Beauty Added to Utility in Elevated Tank" spoke to its uniqueness. Construction of this tower marked the beginning of a public works system and water filtration plant in Highland Park, Highwood and Deefield. Today this tower is the recognized logo

PROPERTY NAME Highland Park LOCATION (LEST Side Green bays
FACING 360°

PHOTOGRAPHER Hx Avenberg
LOCATION OF NEGATIVE 636 Pa North CITY/TO

PROPERTY NAME S	Samuel Ho	olmes Hous	e				
ADDRESS 2	693 She	ridan Road		CITY/T	OWN/VICINITY	Highland Park	<u> </u>
COUNTYLa	ke		STATE	Illinois	ZIP _	60035	
OWNER'S NAME _I	rl Mars	nall					
ADDRESS26	93 Sher	idan Road	· .	CITY/T	OWN/VICINITY	Highland Pa	ırk
				STATE	Illinois	ZIP _60035	<u> </u>
LOCATION OF LE	GAL DESC	RIPTION _	Deerfi	eld Township	Assessor's 0	ffice	
		_	600 La	urel Avenue			
		_	Highla	nd Park, Ill	inois 60035		<u> </u>
VERBAL BOUNDAR	Y DESCRI	PTION _	The hou	ise is locate	ed on the east	t side of Sheri	idan Road
			severa!	l yards north	n of Edgeclift	f Road.	
		_	PIN: 1	6-14-401-020			
APPROXIMATE AC	REAGE		2-1/2 8	acres			
DATE OF CONSTR	UCTION _	1926	ARCHITE	CT AND/OR BU	JILDERROI	bert E. Seyfart	<u>h</u>
ARCHITECTURAL	STYLE (-,	ingle Style			
PHYSICAL DESCR		This is a	two-st	ory single-fa	amily residence	ce with natural	L
OF BUILDING AN PROPERTY	D	cedarshak	e roof	and siding.	The painted	trim is a gray	
THOI BRILL		blue-gree	n. It	is a rustic	style with no	identifiable p	period
		character	istics.	The plan is	s rambling and	d assymetrical	
		It has a	steep g	abled roof w	ith many rece	ssed dormers.	There is
		a heavy n	a heavy rustic canopy over the front entrance door. The				
		property	is loca	ted directly	on the lake.	It is heavily	y wooded
		in part a	and very	irregular,	with many lev	els. There is	a
		meadow to	the so	uth.			
						·	
							_
OVERALL CONDIT	:NOI	EXCELLENT	<u> </u>	GOOD F.	AIR DETER	IORATED	RUIN
INTEGRITY:		UNALTEREI	<u> </u>	ALTERED			
DATE AND NATUE	RE OF AL	TERATIONS:	The	only alterat	ions are on t	he interior.	
	_	The livin	ng room	ceiling has	been lowered	and a picture	window
	_	installed	1 there	in 1960.			

ALTERATIONS (cont	i)		
USE:	ORIGINAL USE	Single-family	residence
	PRESENT USE	Single-family	residence
OUTBUILDINGS AND/O	R OTHER CULTURAL R	ESOURCES ON PROPERTY (AT	TACH SKETCH PLAN IF APPLICABLE)
HISTORICAL AND/OR ARCHITECTURAL		the very few Shingle St	
SIGNIFICANCE			
		bling assymetrical plan,	
		rs are typical of Seyfar	th's larger houses,
		lmost all of them.	
	The grounds we	re designed by the noted	landscape architect,
	Jens Jensen, a	lso a former Highland Pa	rk resident, and this is
	one of the few	remaining works by Jens	en that has not been
	drastically al	tered.	
FORM PREPARED BY	Marian Roberts	, 747 Baldwin, Highland	Park, IL
			TEL (312) 432-9411
PROPERTY NAME		arms Improve	High Land David
LOCATION 26 FACING West	93 Sheridan_	CITY/TOWN/VICINITY	Highland Park
PHOTOGRAPHER	H X Arenbera	DRIE - 7/1704	
LOCATION OF NEGAT		ldge Road, Highland Park	, IL 60035

PROPERTY NAME	Humer Building
ADDRESS 18	4 Sheridan Rd. CITY/TOWN/VICINITY Highland Park
COUNTY Lake	STATE TITINOIS ZIP
OWNER'S NAME	Humer Bldg. Corp
ADDRESS5	me CITY/TOWN/VICINITY
LOCATION OF LEGAL DE	STATE ZIP CRIPTION Deerfield Township Assessor's Office 600 Laurel Avenue
VERBAL BOUNDARY DESC	Highland Park, Illinois 60035 IPTION dead center of block between Park Avenue and Central Avenue; West side of Central Ave. PIN 16-23-408-003
APPROXIMATE ACREAGE	
DATE OF CONSTRUCTION	1926 ARCHITECT AND/OR BUILDER John S. Van Bergen IF RELEVANT) Prairie School Style
PHYSICAL DESCRIPTION OF BUILDING AND PROPERTY	Brick building with alternating 8 inch squares of brick on the elevation. Two ground floor shops with second floor offices and studios. The second floor offices are reached by stairs opening into an interior clerestory-lit lobby. Oak trim is treated with minwax for minimal upkeep. Simple rectangular facade, ribbon swindows and geometric moldings decorate the interior. Saircase to the second floor is encased in a ribbon of glass windows with Prairie School style banding.
INTEGRITY:	UNALTERED X ALTERED LTERATIONS: sign covers area over windows on north side of East facade.

ALTERATIONS (applie)	
ALTERATIONS (cont'd)	
-	
USE:	ORIGINAL USE <u>office</u> , shops, studios
	PRESENT USEsame
OUTBUILDINGS AND/OR	OTHER CULTURAL RESOURCES ON PROPERTY (ATTACH SKETCH PLAN IF APPLICABLE)
-	
	A CONTRACT OF THE PARTY OF THE
· -	<u> </u>
HISTORICAL AND/OR	It is unusual to find a Prairie School Style
ARCHITECTURAL SIGNIFICANCE	t is unusual to find a Prairie School Style commercial building. This is the only one of its type in the northern suburbs. It is
SIGN IF ICANCE	its type in the northern suburbs. It is a terrific adapatation of Wright's
	Prairieschool style and ideas to a commercial
	venture. A homeyand warm feeling is preserved.
	·
FORM PREPARED BY	Nancy W. Cook
TORT FREI RED BT	893 Dean Avenue
The Control of the Co	TEL 432-4736
HUMER	
	WHER BUILDING A Cucile H Hillory
不	
The second secon	4
PROPERTY NAME COL	closer & Home - Blds
LOCATION 1894 SU	eridan Red CITY/TOWN/VICINITY HO
FACING FACING PHOTOGRAPHER	DATE 9/1981
LOCATION OF NEGATIV	F 771 12 De

PROPERTY NAME	Jean Bu	itz James Mu	seum of the Hic	hland Park Hi	istori <u>cal So</u>	ciety
ADDRESS	326 Central	Avenue	CITY/TOW	n/vicinity _	Highland	Park
COUNTY	Lake	STATE	Illinois	ZIP	60035_	
OWNER'S NAME	Highland Park	Historical	Society	<u> </u>		
ADDRESS	326 Central A	venue	CITY/TOW	N/VICINITY _	Highland P	ark
			STATE I	linois	ZIP 600	35
LOCATION OF LE	GAL DESCRIPTI	on Deerfi	ield Township A	ssessor's Off	fice	
		600 La	urel Avenue			
		Highla	and Park, Illin	ois 60035		
VERBAL BOUNDAR	RY DESCRIPTION		east intersecti 16-23-406-0		and Central	
						
APPROXIMATE A	CREAGE	3/4				
DATE OF CONST	RUCTION 1871	ARCHIT	ECT AND/OR BUI	LDER Highland	Park Buildi	ng Company
ARCHITECTURAL	STYLE (IF REI		alianate			
PHYSICAL DESC		· · · · · · · · · · · · · · · · · · ·	two-story Vict	orian house i	is built of	locally-
OF BUILDING A		made bricks that have a distinctive yellow color. Interesting				
PROPERTY			de a "widow's v			
			d, two blocks e			
	wìr	dows with b	rick hoodmolds	and ornaments	 ≥d, paired b	rackets
	suj	porting a g	abled and hippe	ed roof.		
	-7					
						_
OVERALL CONDI	TION: EXCE	LLENT X	GOOD FAI	R DETERTO	ORATED	RUIN
INTEGRITY:		TERED	ALTERED ×			
	RE OF ALTERAT			porch remove	∍d	
				nial" entrand		om added
				porch enclose		
				F CHO TODA		
				<u> </u>		

ALTERATIONS (cont'd)	-
	RIGINAL USESingle family residence
	RESENT USE Historical Society OTHER CULTURAL RESOURCES ON PROPERTY (ATTACH SKETCH PLAN IF APPLICABL Garage built in 1910, used as a tool museum.
HISTORICAL AND/OR ARCHITECTURAL SIGNIFICANCE	This Victorian building, constructed by the Highland Park Building Company, is one of the community's oldest houses, built just two years after Highland Park was incorporated. It is a handsome Italianate building with some rooms inside restored to the period. The house was built on speculation by the Company, which owned most of what was then Highland Park, hoping to attract well-to-do Chicagoans to this new, northern suburb. House open to the public as a house museum.
FORM PREPARED BY	Susan Benjamin, 711 Marion Avenue, Highland Park IL 60035. TEL(312) 432-1822



Jean Butz James Museum of the

PROPERTY	NAME	Highland Park	Historical	Society		
LOCATION_	326	Central Avenue	CI	TY/TOWN/VICINITY	Highland Park	
FACING _	North		DATE	September 1981		
PHOTOGRAP	PHER H	X Arenberg				
LOCATION	OF NEGA	TIVE 636	Ridge Road,	Highland Park, IL	60035	

PROPERTY NAMEHa	erman L	anz1 House			
ADDRESS 16	635 Lind	en CITY/TOWN/VICINITY Highland Park STATE ZIP Highland Park 60035			
COUNTY		STATE ZIP ZIP			
OWNER'S NAME Hans !	Lanzi				
ADDRESS same		CITY/TOWN/VICINITY			
		STATE ZIP			
LOCATION OF LEGAL DESC	CRIPTION _	Deerfield Township Assessor's Office			
	_	600 Laurel Avenue			
•		Highland Park, Illinois 60035			
VERBAL BOUNDARY DESCRI	IPTION	located on lot between Ravine Drive and Hazel			
•	-	on East Side of Street			
	7	PIN: 16-23-418-017			
APPROXIMATE ACREAGE	<u>I</u>				
	1921	ARCHITECT AND/OR BUILDER John S. Van Bergen			
DATE OF CONSTRUCTION	1321	ARCHITECT AND/OR BUILDER NT) Prairie School Style			
	IF RELEVAL Cut	oic massing, broad overhangs, reminiscent of			
PHYSICAL DESCRIPTION	- Wr	Ight's early Oak Park Prairie School Style.			
OF BUILDING AND PROPERTY	e.	Thomas W. Gale House and the Compactness			
	01	the Winslow House of 1893 in River Forest.			
	Fin	rst use by Van Bergen of stratified Wisconsin			
		mestone in his Highland Park period.			
	·				
		T GOOD X FAIR DETERIORATED RUIN			
		ED×AltereD			
DATE AND MATURE OF AI	LTERATIONS	3:			
_					
_					

_		
ALTERATIONS (cont'd)	
JSE:	ORIGINAL USE <u>residential</u>	
	PRESENT USE residential	
OUTBUILDINGS AND/OF	OTHER CULTURAL RESOURCES ON PROPERTY (AT	TTACH SKETCH PLAN IF APPLICABLE
HISTORICAL AND/OR	First house in Highland Park by V	an Bergen after he'd
ARCHITECTURAL SIGNIFICANCE	designed small residences in the Oak Park, especially. First str	Western suburbs; atified limestone house
	by John S. Van Bergen	
•		
••		
•		
••		
FORM PREPARED BY	Nancy W. Cook 893 Dean Ave.	
•	——————	· · · · · · · · · · · · · · · · · · ·
	The second secon	TEL 432-4736
h.		
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	aerman Lanzl	
LOCATION 635	Ladea CITY/TOWN/VICINITY	HP
FACING Ver PHOTOGRAPHER HX	DATE	
LOCATION OF NEGAT	IVE 536 Reale	
		

PROPERTY NAMEE.	Lichtstern House
ADDRESS 105 South Do	eere Park Dr. CITY/TOWN/VICINITY Highland Park
COUNTY Lake	STATE Illinois ZIP Illinois 60035
OWNER'S NAMENOST	Browdy
ADDRESS 105 S.	Deere Park CITY/TOWN/VICINITY Highland Park
	STATE III. ZIP 60035
LOCATION OF LEGAL DESCRIPT	TION Deerfield Township Assessor's Office
	600 Laurel Avenue
	Highland Park, Illinois 60035
VERBAL BOUNDARY DESCRIPTION	
	PIN: 17-31-302-084
APPROXIMATE ACREAGE	2½ acres
DATE OF CONSTRUCTION 191	9 ARCHITECT AND/OR BUILDER Arthur Heun
ARCHITECTURAL STYLE (IF R	ELEVANT) Italian Villa
DUVETCAL DESCRIPTION	The house is 13,000 square reet with a rectangular
of Builling and	Tan. There are three stories and the roof is tile.
	ouse is natural stone with four chimneys. There ny segmental arches and leaded glass windows
	ghout . The gutters are copper. There are two small
	onies in front. The house has an elevator.
· 	
_	
	
	<u> </u>
OVERALL CONDITION: EXC	CELLENT _X GOOD FAIR DETERIORATED RUIN
INTEGRITY: UNA	LTERED X ALTERED
DATE AND NATURE OF ALTERA	ATIONS:
 -	

ALTERATIONS (cont'd)	
-	
-	-acidantial
USE:	RIGINAL USE residential residential
I	RESENT USE
OUTBUILDINGS AND/OR	OTHER CULTURAL RESOURCES ON PROPERTY (ATTACH SKETCH PLAN IF APPLICABLE Unfinished beach side house which might have been a cabana.
HISTORICAL AND/OR ARCHITECTURAL SIGNIFICANCE	Philip Coale of Highland Park feels this may have been partially landscaped by Jens Jensen. ** Received this was the only house on the property entitled
	South Daars Park when Bried and Marner purchased the property. The idea for the house came from Mr. Lichstern's
	Italian travel. Arthur Heun whose reputation as a
	conservative probably carned him the commission, designed the house. Heun lived from 1867-1946.
	This house is typical of the large homes designed for prominent
	businessmen on the east side of Highland Park. This particular
	large residence, with its basic villa design, has some curious
•	Prairie School characteristics: low gables, overhangs, windows
	grouped in banks. Heun was, nonetheless, a prominent traditional
FORM PREPARED BY	Just 2 cone
	124 Greenbay Road
•	TEL 432-9246
* · •	
	-
	A #
	·
	•
	•
_	
PROPERTY NAME	
LOCATION 103 S.	Deere Parte CITY/TOWN/VICINITY HP
PHOTOGRAPHER 4	Arenberry
LOCATION OF NEGATIVE	E B36 NEdge

E. Lichtstern House 105 South Deere Park Drive Highland Park





PROPERTY NAME Geo	orge Mad	<u>ison Millare</u>	House		
ADDRESS 1689 La	ake Aven	ue	CITY/TOWN/VIC	INLTY	Highland Park
COUNTY Lake		STATE		ZIP	60035
OWNER'S NAMEAnd		1			
ADDRESSS	eme		CITY/TOWN/VIC	CINITY	
			STATE		ZIP
LOCATION OF LEGAL DESC	CRIPTION	Deerfield T	ownship Assess	or's 0	ffice
•		600 Laurel	Avenue		·
		Highland Pa	rk, Illinois	60035	
VERBAL BOUNDARY DESCRI	IPTION	Lake Nea	r Sylvester	, east	side of street
	•		PINI	112	4-307-005
	,				
APPROXIMATE ACREAGE	1 2				
DATE OF CONSTRUCTION ARCHITECTURAL STYLE (TOUR PHYSICAL DESCRIPTION OF BUILDING AND PROPERTY	Pr ar st ca ri ho Fr Chi	Prair airie Style ound a centr ained board pped by hipp bbon strips use most clo ederick C. cago. This	features: creat hearth, and batten hed roofs windows, osely resemble Robie House is particul	rucifor horizon exter th 3½ some les ar of Farly	ornı plan massed
OVERALL CONDITION: INTEGRITY: DATE AND NATURE OF AL	UNALTER	ED ALT	ERED ×		
_		- KTECHEN	1 cliode i ca	·	

ALTERATIONS (cont'd)					
USE:	DRIGINAL USE residential				
	PRESENT USE				
	OTHER CULTURAL RESOURCES ON PROPERTY (ATTACH SKETCH PLAN IF APPLICABLE)				
HISTORICAL AND/OR ARCHITECTURAL SIGNIFICANCE	An example of Wright's Prairie School style and precursor of the plan, massing and organization of his Robie House of 1909. These are the same Millards for whom Wright				
,	built "La Miniature" in Pasadena, California in 1923.				
FORM PREPARED BY	Nancy W. Cook 893 Dean Avenue				
	TEL 432-4736				
PROPERTY NAME GENTLE LOCATION 1689 L. FACING LEST PHOTOGRAPHER +X	DATE 9/1981 Arenberg				

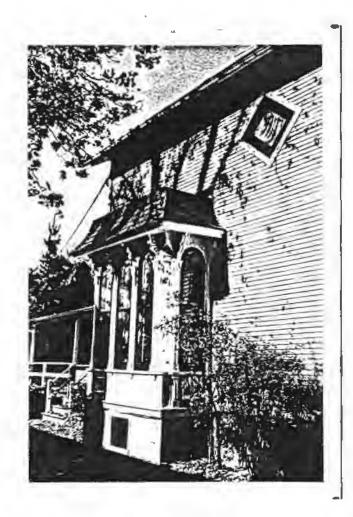
PROPERTY NAME Sylvester M	illard House
ADDRESS 1623 Sylves	CITI/ TOWN/ VICINITI HIGHWAND TOUR
COUNTY Lake	STATE 111inois ZIP 60035
OWNER'S NAMEEverett	Millard
ADDRESS same	CITY/TOWN/VICINITY
	STATEZIP
LOCATION OF LEGAL DESCRIPTION	
	600 Laurel Avenue
	Highland Park, Illinois 60035
VERBAL BOUNDARY DESCRIPTION	Originally Sycamore and Lake Michigan; now Sycamore, Sylvester PI, and Park Bd. property
	PIN: 16-24-307-015
	Originally II acres, now five acres
DATE OF CONSTRUCTION 1893	ARCHITECT AND/OR BUILDER W.W. Boyington
ARCHITECTURAL STYLE (IF RELEVA	ANT) Log House, log cabin
PHYSICAL DESCRIPTION PHYSICAL DESCRIPTION It F	roperty originally encompassed ravine and lake from ad many porches or balconies and vas built of log.
PROPERTY Tub	and three STORIES. GABLE 100-95
-	
Ŷ	
	
	NT GOOD FAIR x DETERIORATED RUIN
	RED ALTEREDX
DATE AND NATURE OF ALTERATION	is: 1918: west wing added (housekeeper's wing) enlarged dining area included former open porch.
	ill has bark walls from original porch)
(4, 50 3)	k off porches and made four rooms upstairs.
1947: too	K OTT porches and made rout rooms appearing
	

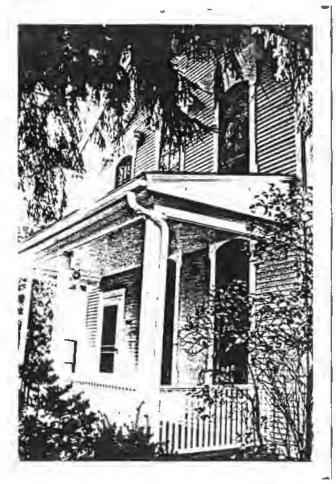
ALTERATIONS (cont'd)	After fire in 1977, remodeled again. Dug out for garage with
dec Li	k-above: Much remodeling has been bit by bit and continuous. ving room is the only room unchanged.
	ORIGINAL USE <u>residential</u> PRESENT USE residential
OUTBUILDINGS AND/OR	Original gardener's cottage on approach to house.
HISTORICAL AND/OR ARCHITECTURAL SIGNIFICANCE	Highland Park's first east side residence. Built on the shore of Lake Michigan. Boyington, architect, was mayor of H.P. from 1874-76. He built the Moraine Hotel (now demolished), the Chicago Water Tower, the 1st Exmoor Country Club. Millard joined Boyington and others in the development of Exmoor Country Club. Material on house from 'Pioneer to Commuter.
. i.	
FORM PREPARED BY	Rosalie Weinfeld 788 Kimbaliwood Lane
PROPERTY NAME LOCATION 623 FACING WEST PHOTOGRAPHER HX LOCATION OF NEGATION	

PROPERTY NAMEObe	ee House				
ADDRESS 1642 Gree	en Bay Road CITY/TOWN/VICINITY Highland Park				
COUNTY Lake	STATE Illinois ZIP 60035				
OWNER'S NAME Mrs. Free	d G. Obee				
ADDRESS 1642 Gree	en Bay Road CITY/TOWN/VICINITY Highland Park				
	STATE Illinois ZIP 60035				
LOCATION OF LEGAL DES	SCRIPTION Deerfield Township Assessor's Office				
	600 Laurel Avenue				
	Highland Park, Illinois 60035				
VERBAL BOUNDARY DESCR	RIPTION West side of Green Bay Road between Laurel and				
	Deerfield Road.				
	PIN: 15- 23-319-019				
APPROXIMATE ACREAGE	1/4 acre				
DATE OF CONSTRUCTION	_c.1874 ARCHI.ECT AND/OR BUILDER				
ARCHITECTURAL STYLE ((IF RELEVANT)				
	This two-story clapboard vernacular cottage with a gable roof				
OF BUILDING AND	has handsome Victorian detailing. The clapboarding is narrow.				
PROPERTY	Windows are tall and narrow with large hood moldings on the				
	second floor. There is a bay window on the south side of the				
	house.				
	4				
•					
OVERALL CONDITION:	EXCELLENT _x GOOD FAIR DETERIORATED RUIN				
INTEGRITY:	UNALTERED _x ALTERED				
DATE AND NATURE OF A	LITERATIONS:				
	1930 - garage added				
_	Porch probably added.				

ALTERATIONS (cont'd)			· · ·
-			
USE:	ORIGINAL USE	Single family	dwelling
use.	PRESENT USE	Single family	dwelling
			ACH SKETCH PLAN IF APPLICABI
HISTORICAL AND/OR ARCHITECTURAL SIGNIFICANCE	Name now dies out in pristine condit	ion. With its excelled	eration. The house is ent detailing, it is one
FORM PREPARED BY	Leah Avelrod, 2100	Linden, Highland Par	k, IL
FORM PREPARED BY	Lean Axelrod, 2100		, 11
			TEL (312) 432-7003
PROPERTY NAME LOCATION 1642 FACING East PHOTOGRAPHER F		CITY/TOWN/VICINITY 9/1981 Ighland Park IL 6003	Highland Park

The Obee House 1642 Green Pay Road Highland Park





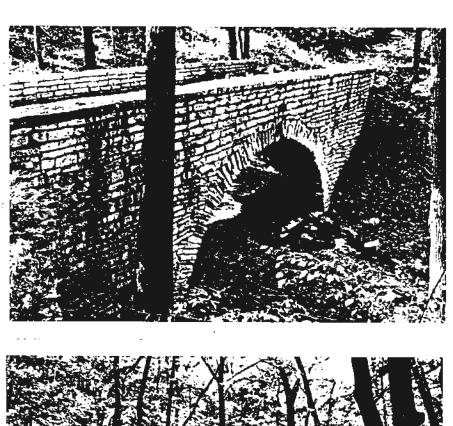
PROPERTY NAMEGeo:	rge Pick house	
ADDRESS 970 Sheri	dan Road CITY/TOWN/VICINITY Highland Park	
COUNTY Lake	STATE IL ZIP _60035	_
OWNER'S NAME Gerald	Gidwitz	
ADDRESS 970 Sher	idan Rd CITY/TOWN/VICINITY Highland Park	
	STATEI] ZIP60035	
LOCATION OF LEGAL DESC	CRIPTION Deerfield Township Assessor's Office	_
	600 Laurel Avenue	
	Highland Park, Illinois 60035	_
VERBAL BOUNDARY DESCR	IPTION West side of Sheridan Road, north at Cary Avenue bluff;	_
	original property ran to point where Sheridan runs	
	east & west.	
APPROXIMATE ACREAGE	6 acres Pin: 16-25-404-042	
DATE OF CONSTRUCTION	Pre 1916 ARCHITECT AND/OR BUILDER Howard Van Doren Shaw	
ARCHITEGTURAL STYLE (IF RELEVANT)Eclectic Revival	
PHYSICAL DESCRIPTION	This is a 3 story house of brick & stucco situated on a rolling	
OF BUILDING AND PROPERTY	ravine site. The east (front) facade is highlighted by an arcad	<u>led</u>
INOLEKII	entryway. A twin gable ornamented w/a curved bargeboard sits at	<u>00v</u> e
	the roof line in front. There are dormer windows in back. The	<u>re</u> ar
	of the house is splashed w/large windows & symmetrical 2-story	
	parch wings. Above the remaining french doors are sculpture nic	<u>:he</u> s
	housing a series of carved limestone heroic birds. The trim is	
	"Ragdale" green (used also at Shaw's own house, Ragdale) through	<u>jou</u> t.
OVERALL CONDITION:	EXCELLENT GOOD _X FAIR DETERIORATED RUIN	
INTEGRITY:	UNALTERED X	
DATE AND NATURE OF AL	TERATIONS: Many interior alterations circa 1955-60. The slid	ing
_	glass doors at rear probably replaced several sets of french	door:
_		

ALTERATIONS (cont'd)	
USE:	ORIGINAL USE Private residence
	PRESENT USE Same
OUTBUILDINGS AND/OR	OTHER CULTURAL RESOURCES ON PROPERTY (ATTACH SKETCH PLAN IF APPLICABLE) Coach house - demolished in July, 1981
HISTORICAL AND/OR ARCHITECTURAL SIGNIFICANCE	This is one of Shaw's most fanciful endeavors. He created the highlectic confection, drawing from such disparate sources as Italian villas. English country manors, Byzantine temples & Bavarian inns. The detailing on the house is remarkable. Particularly noteworthy in the series of heroic birds in carved limestone set in niches above the french doors at the rear of the house. Unfortunately, the property has been subdivided of late; some rather undistinguished bldgs, have sprung up which make is almost impossible to see this delightful work from the street. This house was described by Peter Wight in the December 1917 Architectural Record as being
FORM PREPARED BY	remarkable in the simplicity of its design, attention to detail & choice of material.
	Philip Berger - 251 Ravine Drive TEL
FACING PHOTOGRAPHER	George Pick Deridan Road CITY/TOWN/VICINITY Highland Park East DATE 9-19-81 H. X. Arenberg VE 636 Ridge Road, Highland Park, II

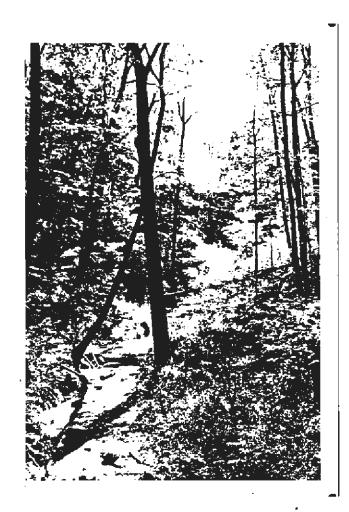
PROPERTY NAME Rosewo	od Park (formerly the Julius Rosenwald estate)				
ADDRESS Roger Will	iams Ave., Lake . : CITY/TOWN/VICINITY Highland Park				
COUNTY Lake	STATE III. ZIP 60035				
OWNER'S NAME Park	District of Highland Park				
ADDRESS 635 Ridge	CITY/TOWN/VICINITY Highland Park				
•	STATE ZIP60035				
LOCATION OF LEGAL DESC	RIPTION Deerfield Township Assessor's Office				
	600 Laurel Avenue				
	Highland Park, Illinois 60035				
VERBAL BOUNDARY DESCRI	PTION Bounded by Roger Williams Ave. on the south,				
	Lake Michigan on the east and a ravine on				
	the west. PIN:-15-25-405-016				
APPROXIMATE ACREAGE	11 including beach 16-31-101-001				
DATE OF CONSTRUCTIONAL	ocut 1910ARCHITECT AND/OR BUILDER landscape: Jens Jensen				
ARCHITECTURAL STYLE (IF RELEVANT)				
PHYSICAL DESCRIPTION	The house site on the bluff of Lake Michigan has				
OF BUILDING AND	many mature trees with sun openings between them.				
PROPERTY	The remains of a stone pool and watercourse with				
	a stone "bench" situated at its edge is located				
	on the south side near the present parking area.				
	A path slopes down the ravine toward the lakeshore.				
	A stone bridge crosses the ravine mear the bottom.				
OVERALL CONDITION:	EXCELLENT GOOD X FAIR DETERIORATED RUIN				
INTEGRITY:	UNALTERED X				
	TERATIONS: The house has been removed and a parking				
_1	ot added on the south. The stone lined pool no longer				
12	olds water and the stream is overgrown.				
_					

ALTERATIONS (cont'd)	
-	
USE: (ORIGINAL USE
	PRESENT USE
	OTHER CULTURAL RESOURCES ON PROPERTY (ATTACH SKETCH PLAN IF APPLICABLE)
HISTORICAL AND/OR ARCHITECTURAL SIGNIFICANCE	This property has several features distinctive of Jensen's designs. The stonework along the shaded ravine path and the bridge itself are lovely. In spring the hillside is carpeted with wildflowers planted by Jensen. The stone pool with its curved sitting area and the watercourse winding to it are reminiscent of
	his prairie river scapes but in miniature.
	· · · · · σ
FORM PREPARED BY	Go Unusersity of the Sollty Servence, Tennesco.
	Go Unusersity of the South, Security Lesinesco.
	TEL
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5 7	c Pa min
PROPERTY NAME 1600	
FACING F2-P Su.	. DATE 9 1981
PHOTOGRAPHER HX	VE 636 Bulle

Rosewood Fark Roger Williams at Lake Michigan Highland Park







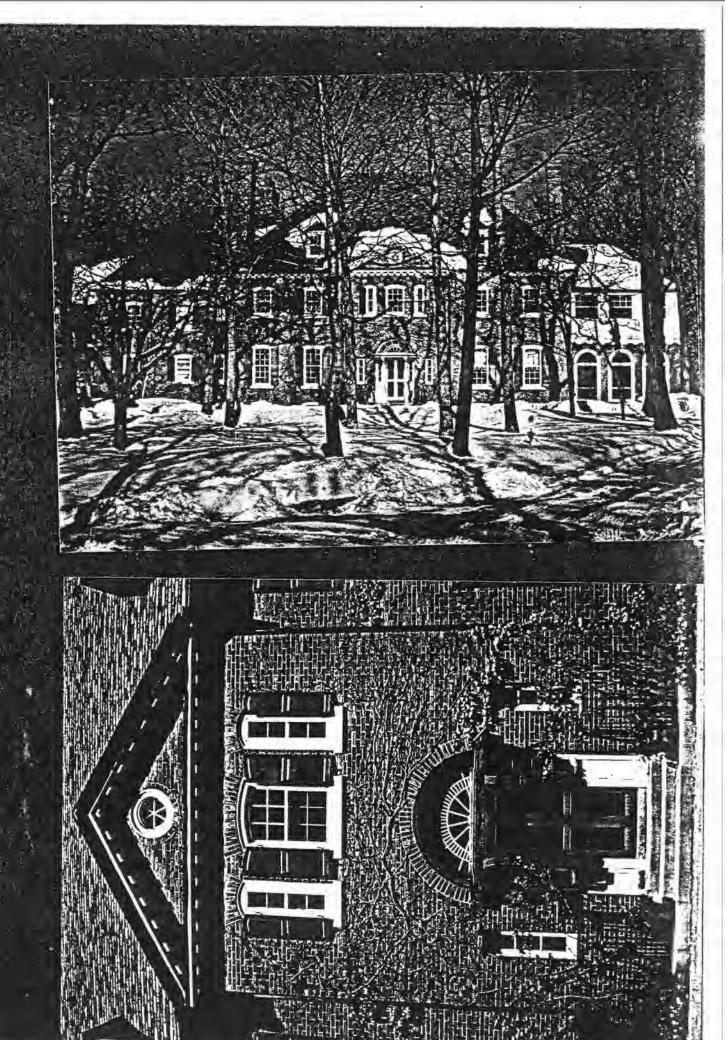
PROPERTY NAME _ C.	S. Soule H	ouse				
ADDRESS 30	4 Laurel		CITY/TOW	M/VICINITY	Highland	Park
COUNTY Lake		STATE	Illinois			
OWNER'S NAME	avid Roche	ster				
ADDRESS			CITY/TO	M/VICINITY		
	_		STATE _		ZIP	
LOCATION OF LEGAL	DESCRIPTION _	Deerfie	eld Township A			
		. 600 Laurel Avenue				
		Highland Park, Illinois 60035				
VERBAL BOUNDARY DESCRIPTION		on Laur Church	el, directl			
	•		PIN!	6-23-	410-002	
APPROXIMATE ACREAG	E ½		- 110 7		410-00Z	
		10000	on the for the	tone (inkno	un	
DATE OF CONSTRUCTI		_	CT AND/OR BUI		****	
ARCHITECTURAL STYLE PHYSICAL DESCRIPTION OF BUILDING AND PROPERTY	ON Mult	iple gal h on ea resting	oles set fa ast end. Gra square bay t; open plar	irly close by siding of 3 wind	with white	trim.
OVERALL CONDITION INTEGRITY: DATE AND NATURE O	UNALTERI FALTERATIONS garage a Circular	ED Alurdded in room a	ALTERED ×	g added in is connec was probab	1978. New ted to the	.two car e house.

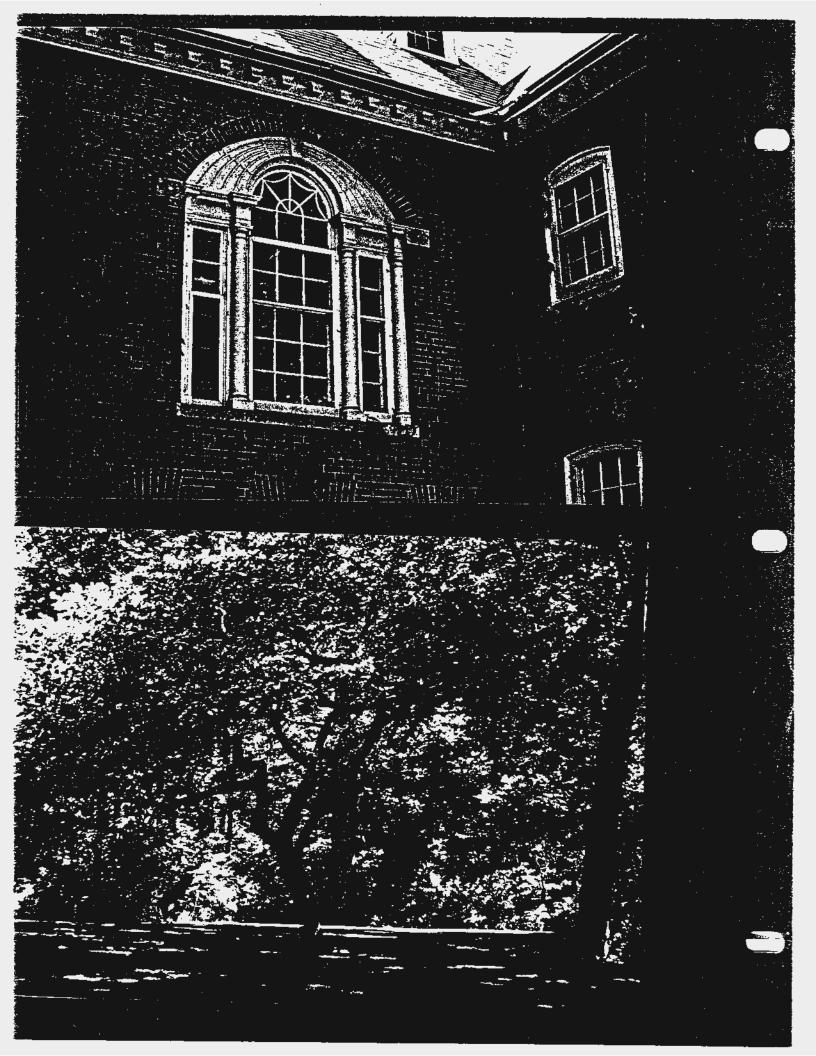
ALTERATIONS (cont'd)	
_	
-	
JSE: (ORIGINAL USE <u>church manse</u>
	PRESENT USE residential
OUTBUILDINGS AND/OR	OTHER CULTURAL RESOURCES ON PROPERTY (ATTACH SKETCH PLAN IF APPLICA
•	barn at rear was torn down in 1978.
HISTORICAL AND/OR	The Reverend C.S. Soule, pastor of the H.P.
ARCHITECTURAL	Presbyterian Church from 1880 until 1886 lived in th
SIGNIFICANCE	home. He died in Ravenswood in 1893. The date of actual construction is unknown, but the residency of
	Rev. Soule gives a clue as to date. Rev. Soule was a
	professor of Latin at Highland Hall, the "female
	school" located at the northeast corner of St. Johns
•	and Ravine Brive.
. *	
	Judy Dehn
FORM PREPARED BY	Judy Komi
	845 Green Bay Rd.
1.4	TEL 432-4794
E Williams	
	The state of the s
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	J. Jo-le
OCATION 304 CING North	Laurel CITY/TOWN/VICINITY##P

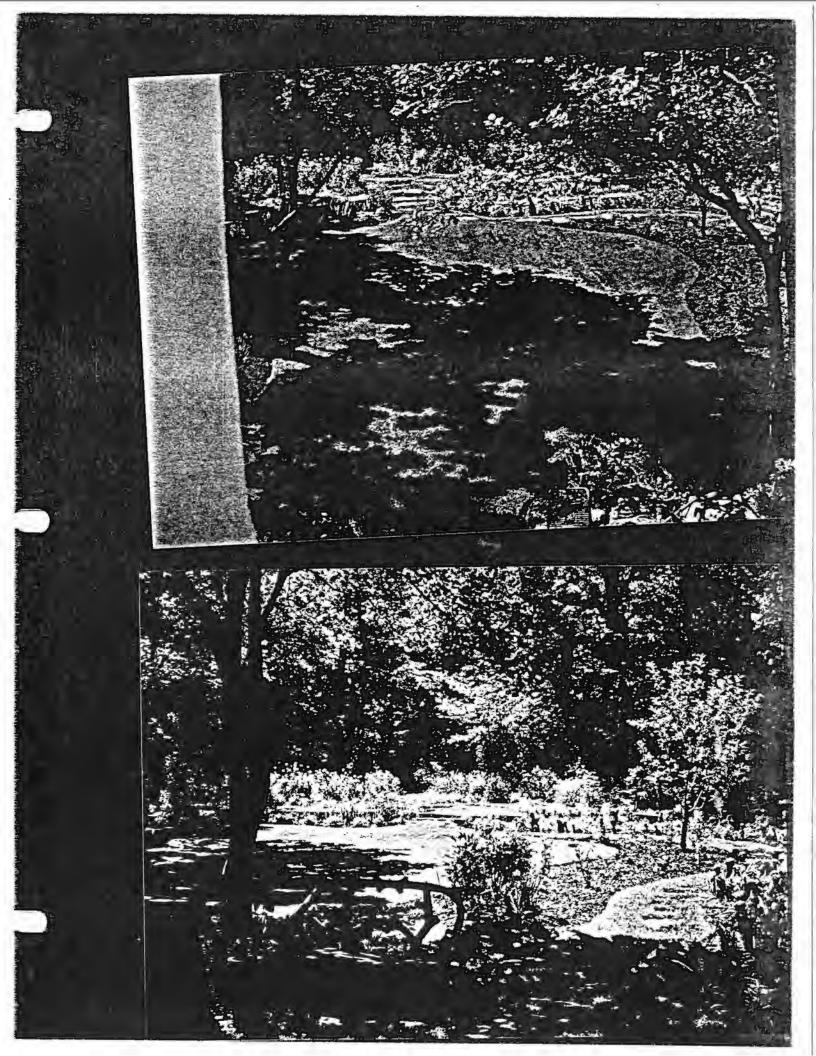
PROPERTY NAME	Ernest Loeb House and Property				
ADDRESS	1425 Waverly		CITY/TOV	W/AICINITA	Highland Park
COUNTY	Lake	STATE	Illinois	ZIP	60035
OWNER'S NAME	Stuart Nathan				
ADDRESS	Same		CITY/TO	N/VICINITY	
	_		STATE _		ZIP
LOCATION OF LE	GAL DESCRIPTION	Deerfi	eld Township A	Assessor's O	ffice
		600 La	urel Avenue		
		Highla	nd Park, Illir	nois 60035	
VERBAL BOUNDAR	Y DESCRIPTION	The pro	perty is locat	ed on the e	ast side of Waverly
		bounded	by a ravine o	n the north	and east
APPROXIMATE AC	REAGE3	acres			
DATE OF CONSTR	UCTION 1930	ADCHTTE	CT AND/OP BUT		Arthur Heun and Wolcott k/Landscape: Jens Jensen
	STYLE (IF RELEVA	_			
	House:	This large	Georgian hou	emmy 2i est	trical It to begins 110
PHYSICAL DESCR OF BUILDING AN	Tillow Tectangu	<u> Tar Micu A</u>	<u>Vings to the n</u>	<u>iorth and so</u>	uth and has a steep natural red brick with
PROPERTY	द्वार वाते	white woo	d trim. Ther	e is a fanl	ight over the front door
	and a central pediment at the roofline. Other Georgian details include dentils, shutters and a Palladian window at the rear.				
			Jensen's work		the landscape that are
	1) \$maig	enous plar		rnes, white iolets, etc	trillium, maples
	2) Soft	curving pa	ths of native	fieldstone	in garden
			coming to a		
	4) Beds	terraced w	ith fieldston	e	
OVERALL CONDIT	TION: EXCELLE	YT x (GOOD FAI	R DETER	IORATED RUIN
INTEGRITY:	UNALTER	ED x	ALTERED		
DATE AND NATUR	E OF ALTERATION	(hous	e) No exterio	r or interio	or detailing has been
				scape is be	rug reatored as
	the prope	y as poss erty (orig	inals in Univ	g to Jensen ersity of M	s original plans for ichigan archives).
_	It was.	however.	never dest	royed. M	any of the plantings
	indigeno	us to tr	le area (ha	wthornes,	oaks, maples, white for example) remained
	All of t	he bulb	plantings a	re origin	al. The original

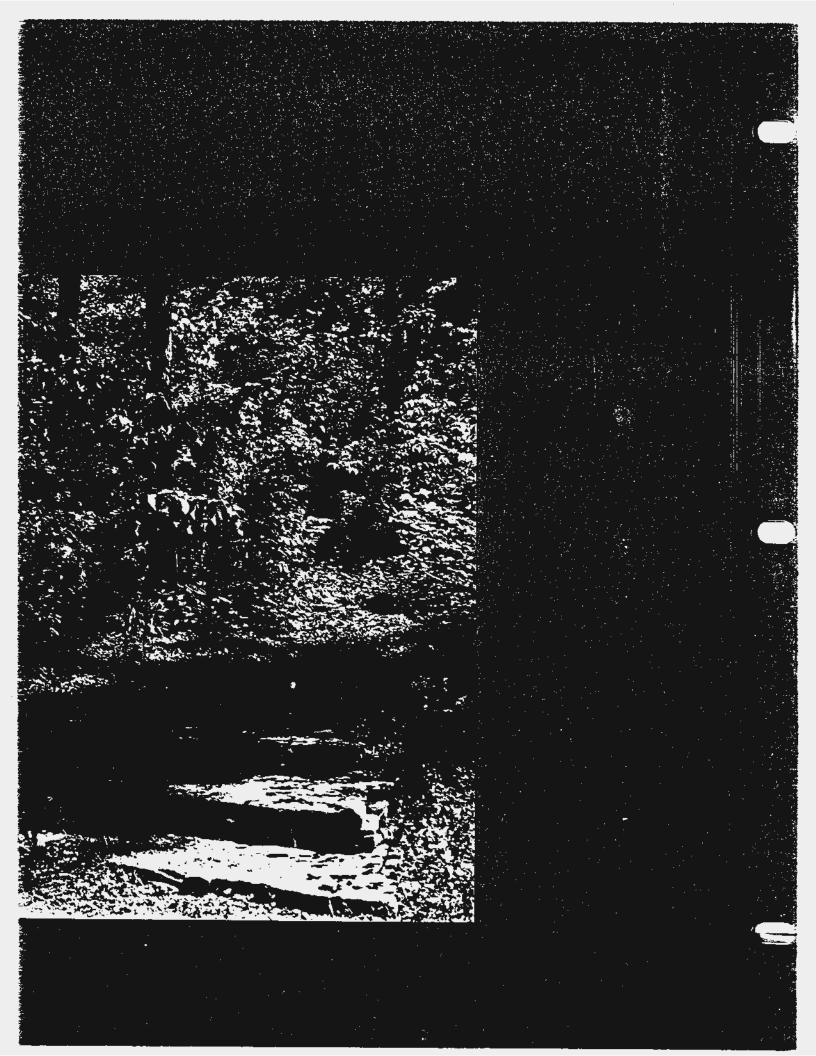
ALTERATIONS (cont'd	beds have been retained and enhanced. The owner has, for instance, cleared out the weeds,
	readded new plants in accordance with the original plant list,
	amended the soil, put rocks back in place, recleared paths.
USE:	ORIGINAL USE Residence
	PRESENT USE Residence
OUTBUILDINGS AND/O	R OTHER CULTURAL RESOURCES ON PROPERTY (ATTACH SKETCH PLAN IF APPLICABLE)
HISTORICAL AND/OR ARCHITECTURAL SIGNIFICANCE	The Loeb House is an excellent example of the Georgian Revival style particularly popular in Highland Park 1905-1930. None of its fine classical detailing (interior and exterior) has been altered. The grounds, with their indigenous plantings, curving paths and
	Multi levels typiny the naturalistic "Prairie Style" of landscape architecture of William W.R. French, Ossian Simonds and Jens Jensen. It is also a particularly fine example of Jensen's work,
	illustrating some of Jensen's typical design elements. These include: paths to a sun opening, meadow (on the east side of the house), which plant material, paths meandering through the garden and woods with
	surprise turns. In its restored condition, this landscape is Jensen's finest residential work of the many he designed for Highland Park.
FORM PREPARED BY	Susan Benjamin
	711 Marion Avenue, Highland Park IL 60035
	TEL (317) 432-1822
,	
	4
PROPERTY NAME	Ernest Loeb House and Property
LOCATION 1425 N	Vaverly CITY/TOWN/VICINITY Highland Park, Illinois

LOCATION 1425 Waverly CITY/TOWN/VICINITY Highland Park, Illinois
FACING Photos labeled DATE August, September 1982
PHOTOGRAPHER Susan Benjamin and Henry X Arenberg
LOCATION OF NEGATIVE 636 Ridge Road, Highland Park, Illinois









PROPERTY NAME	North Sho	re Sanita	ıry Distr	ict Tower			
ADDRESSCary Avenu	ie at Lake	Michigan	CI:	TY/TOWN/V	ICINITY _	Highland	Park
COUNTY Lake		STATE	Illino	is	_ ZIP	60035	
OWNER'S NAME Nort	h Shore S	anitary D	District				
ADDRESS P.O. Box	750 Russe	11 Road	cr	V\NWOT\YT	ICINITY _	Gurnee	
LOCATION OF LEGAL DES	CRIPTION	Deerfi			.1_ ssor's Of	ZIP	60031
	,	600 La	urel Aver	ue			
	,	Highla	nd Park,	Illinois	60035		
VERBAL BOUNDARY DESCR	IPTION	stati	on and o	verlookin	g Lake M:	near pumpin ichigan nor	th
	·	of Hi	ghland P	ark's Ros	ewood Bea	ach. PIN: 1	7-30-405-001
APPROXIMATE ACREAGE	1	/4					
DATE OF CONSTRUCTION	1931	_ ARCHITE	CT AND/O	R BUILDER	Greely	& Jansen,	Engineers
ARCHITECTURAL STYLE (IF RELEVA	NT)Ar	t Deco d	etailing			
PHYSICAL DESCRIPTION OF BUILDING AND	This is a 50 foot tower, semi-circular, of brick						
PROPERTY	and surmounted by a stainless steel ornamental spire.						
	It was originally used as a venting tower for						
	Sewer	gases alt	hough it	is not i	n operati	ion now.	
							
					·		
OVERALL CONDITION:	EXCELLEN	T X C	GOOD	FAIR _	DETERI	ORATED	RUIN
INTEGRITY:	UNALTER	<u>X</u>	ALTERED				
DATE AND NATURE OF AL	TERATIONS	;			_		
				<u> </u>			
_							

USE:	ORIGINAL USE <u>industrial</u>
	PRESENT USEinoperative
	OTHER CULTURAL RESOURCES ON PROPERTY (ATTACH SKETCH PLAN IF APPLICABLE
HISTORICAL AND/OR ARCHITECTURAL SIGNIFICANCE	Significant because of unique art deco detailing which doesn't often occur in a utilitarian structure.
	There is a flat steel dutch door trimmed in cut stones
	and are decorative cut stone sills on the window.
FORM PREPARED BY	Louise G. Greenbaum 1410 Glencoe Avenue
PROPERTY NAME	orth Shore Sanitary District Tower
LOCATION O	e @ Lake Michigan CITY/TOWN/VICINITY Highland Park

PROPERTY NAME A.G. Be		
ADDRESS 405 Sherida	n Road	CITY/TOWN/VICINITY Highland Park
COUNTY Lake		STATE Illinois ZIP 60035
OWNER'S NAME <u>Michael</u>	Segal	
ADDRESS 405 Sheridan	Road	CITY/TOWN/VICINITY Highland Park
		STATE Illinois ZIP 60035
LOCATION OF LEGAL DESC	RIPTION	Deerfield Township Assessor's Office
		600 Laurel Avenue
		Highland Park, Illinois 60035
VERBAL BOUNDARY DESCRI	IPTION	Accessed from a driveway off Sheridan Road, the Becker
P.I.N.: 17-31-102-	-057	Property is located just north of Lakeside Manor Road and
APPROXIMATE ACREAGE	17	Lakeview Drive, just east of Braeburn Road and just south of Lakewood Place. The eastern boundary is Lake Michigan.
		Property: Jens Jensen
-		ARCHITECT AND/OR BUILDER House: Howard Van Doren Shaw
ARCHITECTURAL STYLE (NT) Landscape: Prairie Style House: Tudor Revival
PHYSICAL DESCRIPTION		Abraham G. Becker property consists of seventeen acres of
OF BUILDING AND PROPERTY	lakefro	tt land surrounding a large red brick Tudor Revival home
	designe	by Howard Van Doren Shaw. The Jensen-designed property.
	accessed	d by a long winding drive off Sheridan Road, includes a large
	meadow	tapering to the west, a deep ravine to the south incorporating
	layered	rockwork, a path leading around the ravine and house winding
	down a)	oluff to the lake, and a second path to the west of the
	ravine :	leading to a more formal flower garden and orchard.
	Eve	erywhere there are indications of Jens Jensen's design
	signatu	ce. The plantings have matured, but many remain. Examples
	of his	fine rockwork are numerous. Both plantings and rockwork expres
	his rema	arkable sensitivity to the native landscape and his ability to
OVERALL CONDITION:	EXCELLE	NT GOOD x FAIR DETERIORATED RUIN (ccnt.)
INTEGRITY:		ED ALTERED X (House) Somewhat altered X (Landscape)
DATE AND NATURE OF ALT	TERATION!	: The Becker house designed in 1921 by Howard Van Doren
_ S:	haw, a vo	ery significant architect and frequent Jensen collaborator,
<u>i</u>	s not in	pluded in the statement of significance because it has been
e:	xtensive	ly altered. The siting and massing remain, so in that sense,
i	t is imp	ortant to the landscape and does not detract from it. (cont.)

ALTERATIONS (cont'	d)					
USE:	ORIGINAL USE Single family home and landscape					
	PRESENT USE same					
	R OTHER CULTURAL RESOURCES ON PROPERTY (ATTACH SKETCH PLAN IF APPLICABLE)					
	Coach house					
1935-56:	Garage and addition to tool house built at southwest corner of property					
Wood Bridges: HISTORICAL AND/OR	by Maurice L. Rothschild, then owner of the property It is impossible to tell if these are original or were built or reconstructed later. They are totally in keeping with the landscape. The A.G. Becker Property is significant as the last remaining					
ARCHITECTURAL SIGNIFICANCE	unthreatened large private estate laid out by Jens Jensen in the					
BIGNIT TOMOG	Chicago area retaining one of Jensen's most important hallmarks,					
	the meadow. Leonard Eaton, author of Landscape Artist in America:					
	The Life and Work of Jens Jensen (1964), noted in a recent telephone					
	conversation that the Becker property is a rare piece of Jensen's					
	large private work. Stephen Christie, landscape architect and					
	Supervisor of Planning and Design for the Lake County Forest Preserve					
	District, agrees, adding that although both the Ogden Armour and the					
	Samuel Insull properties are extant, the Armour estate has been in-					
	sensitively cut up, and the Insull property is imminently threatened					
FORM PREPARED BY	Susan S. Benjamin, Architectural Historian (cont.)					
	711 Marion Ave., Highland Park, IL 60035					
	JoAnn Nathan, Landscape Designer 1425 Waverly, Highland Park, IL 60035 432-5398					

PROPERTY NAME A.G. Becker	
LOCATION 405 Sheridan Road	CITY/TOWN/VICINITY Highland Park
FACING west	DATE
PHOTOGRAPHER Susan S. Benjamin	
LOCATION OF NEGATIVE Michael Segal	405 Sheridan Road, Highland Park, IL

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Continuation sheet A.G. Becker Property

Hem number Physical DescriptionPage 1

utilize the natural terrain, native plant materials, rock and space to create a highly original and artistic solution to the landscape needs of the A.G. Becker family and property.

The Becker house is reached from a long curved road that follows a ravine along the western, then northern boundary of the property. It is partially edged by Jensen rockwork. Planted along the rockwork are various evergreens forming both ground cover and mid-level plantings under taller trees as the road goes through a typical upland woods and oak hickory forest. Trees native to the area, undoubtedly planted by Jensen, include witch hazels, American lindens, ash, hawthorns and sugar maples.

Very often Jensen sought the effect of mystery and surprise in his landscapes. One way it is achieved here is by traveling down the long curving road. The road, after crossing a stone bridge designed by Jensen, turns through the upland wooded area of native plantings and culminates at a broad open space where the house and the meadow are found.

Because providing his client with peaceful surroundings was uppermost in Jensen's mind, the house was (to quote Jensen writing in Siftings) "placed facing a large peaceful meadow to the west for the brilliancy of the sunsets..." The property was perfect for this purpose and was no doubt selected with the idea of a large meadow in mind. Sometime around 1920, Becker called on Jensen to look over a dozen pieces of land. Jensen narrowed the choices to two, and Becker selected this (then) twenty-acre parcel which was owned by Albert Lasker and for which Jensen had previously worked out some design plans.

The property was more or less level except for the lake bluff and ravine to the south. Part of it was wooded, with open fields to the west. From the woods Jensen carved a large tapering meadow surrounded by native plant material. Several trees such as two counterbalancing white oaks, hawthorns and various viburnum seem to have been planted deliberately to define the shape of the meadow with its curved edges. Although overgrown, there is considerable evidence of the original plantings.

To Jensen the curve was poetic. He states in <u>The Clearing</u>, "Parks and gardens of curves are always new, always revealing new thoughts and new interests in life." The curve was also natural. Jensen felt that landscaping must follow the lines of the tree with its thousands of curves. The curving of the meadow for the Becker property was entirely a reflection of Jensen's philosophy, an example of his artistry and an expression of his client's needs.

The house facing the meadow has only flowers and low bushes as foundation plantings. Typically Jensen did not use much else. Rather he preferred larger plant materials for framing the structure; in this case there are two maples, set assymmetrically, on either side of the house.

Just south of the house is a deep ravine lined on the north side with examples of Jensen's layered rockwork and planted with such native trees as maples, oaks, ash and witch hazel. Beneath these trees are underplantings of black snakeroot, native ginger, false solomon's seal, trillium, jack-in-the-pulpet, columbine and ferns.

Leading between the house and ravine is a curved stone path. The path continues past the house to steps down to a trail which winds back and forth, doubling back for a view of the ravine rockwork, then continues through the heavily-wooded bluff to the beach. The lake bluff vegetation differs somewhat from that of the upland wooded areas. It does contain maple, oaks and ash, but, in addition, there are willows, cottonwoods, cattails and dune grasses that are not seen in the upland woods.

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Continuation sheet A.G. Becker Property

Item number Physical Description Page 2

At the back of the house, toward the bluff, are remnants of sugar maples and sumac deliberately set "to reflect the fire of the setting sun backed by the darkness of the night". The house itself, however, was deliberately situated far enough away from the bluff "to exclude any restlessness or fear of dropping off" which, according to Jensen, would be "most thrilling for the romantic mind but not so for this man".

Leonard Eaton notes that in a Jensen landscape there is very little unity between the building and the landscape, never any terraces uniting house and garden. Such is the case here where the landscape is meant to be viewed, enjoyed and experienced. It surrounds the house but exists totally as an independent entity. In fact, as Eaton explains, Jensen was happiest when working with submissive architects who wouldn't interfere with the cherished control of all design beyond the walls themselves. Those architects mentioned were Arthur Heun and Howard Van Doren Shaw, the Becker house architect. The reverse is also true; Jensen never intervered with the architectural design of the house. Siting was what was important to him, and there is no question he had a hand in that in his landscaping of the Becker property.

At the front of the house, opening from the meadow, is a second major path which follows the ravine edge. It leads into a wooded area that cannot be immediately seen. The stone path dips into the ravine across a wooden bridge, goes up some steps and culminates in the walled flower garden and apple orchard. Although totally overgrown, there are remnants of trellises, a Jensen-designed pergola and handsome Jensen rockwork. The entrance to the formal garden is set off by two red buds. Jensen occasionally created some formal works such as his famous rose garden at Humboldt Park. There he put hawthorns at the entrance to suggest the meeting of woods and prairie. What he did in the Becker garden is not dissimilar. Beyond the garden is a semi-circular stone watering basin, another fine example of Jensen rockwork.

Although there have been changes to the Becker landscape over the years, some the result of natural growth and some the result of deliberate alteration, the essence of Jensem's work remains. Gone is the pond and council ring described by Jensem in <u>Siftings</u>. Some non-native plantings have been added. But this doesn't detract from the beauty of the meadow, the curving paths, the handsome rockwork and the subtle lines and colorations of native plantings.

The present owners, using known Jensen experts as consultants, are carefully adding appropriate plantings to recapture the original appearance of the property.

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Continuation sheet A.G.

A.G. Becker Property

Hem number Alterations

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The house itself, however, was remodeled in 1955 by Minneapolis architect Ralph Rapson. He removed window mullions, moldings and generally changed its character. The 1982 renovation by the building's current owner, including a garage and family room addition, does not further harm the integrity of the house and, if anything, to some extent, restores some of its former dignity.

The date is unknown, but at some point a tennis court and a second drive was added between the court and house. Both are pretty much camouflaged by trees.

In 1981, 2½ acres to the south of the ravine were subdivided for use as a home for the previous owner of the property. This does not change the significant aspects of Jensen's landscape. Because of its location on the south side of the ravine, the subdivision can barely be seen.

The essense, and a good bit of the detailing of Jensen's landscape for the Becker property still exists. Details that are not in evidence include the council ring in back of the house and the pool to the south of the house. It is assumed they were built, but it is not known when they were removed. There is still much of Jensen's beautiful rockwork, although in the ravine it is slumping in some places. Shaw probably influenced the design for Jensen's garden wall: the post caps and gates are not typical of Jensen's work.

As happens, some plantings over the years have matured, and some have died off and been replaced. However, the most special feature of the property, its meadow, is still there and many of Jensen's plantings remain. What is most important, the feeling Jensen imbued to the landscape is there to be experienced.

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Continuation sheet

A.G. Becker Property

Item number Significance

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by subdivision. In Highland Park, Jensen's own property is much smaller and has been subdivided, in effect destroying the meadow; neither the Loeb nor the Florsheim properties have a noteworthy meadow, and the Rosenwald estate has been torn down.

The importance of the meadow to Jensen cannot be understated. He loved the openness of the prairie, and with his characteristic philisophical bent described his feelings in The Clearing:

Out on the plains man comes face to face with life's immensity, nothing is hidden; and when immensity is faced, it loses all threat of swallowing man up for then he too becomes immense in understanding, and he beckens to his brother across the plains that all's well.

Both his homes in Ravinia (Highland Park) and Door County Wisconsin were known as "The Clearing". Jensen thought of himself as creating prairie landscapes totally appropriate to the Midwest region. He scorned the formal gardens popular on the East Coast, seeing the prairie as a symbol of freedom and opportunity. In his landscapes, Jensen translated the prairie into open fields or meadows, which he either planted, as is the case with both the Armour and Insull estates, or carved out of the woods, as he did with the Becker property.

Without question, the meadow is the most significant feature of the Becker property. Jensen approached each of his landscapes as unique and sought to express its essential or distinctive qualities. The Becker property's individuality is revealed in its meadow. Alfred Caldwell, Jensen's longtime foreman points this out in his article, "Jens Jensen: the Prairie Spirit". He comments that the Edsel Ford place expresses the essense of a lowland landscape and the Julius Rosenwald estate was land cut through with forest-covered ravires. "The Becker place at Highland Park is dominated by a long meadow, slanting westward, tapering indistinctly into the forest, a path to the setting sun."

Jensen himself must have thought highly of his work on the Becker property because he wrote about it in <u>Siftings</u>, and he seldom bothered to set down his recollections. These reminiscences provide wonderful insight into Jensen's creative process and the existence of the landscape provides a rare opportunity to actually experience what Jensen is talking about. They're invaluable in the restoration of Jensen's work.

Jensen's account also reveals the relationship he had with his client and how important that was in determining the landscape treatment. In many ways Becker was typical of his clientel. To quote Eaton, "He skimmed the cream." Becker was founder, in 1894, of the brokerage firm of A.G. Becker, today The Becker Warberg Paribas Group. He was, according to Meites' History of the Jews in Chicago, one of the greatest figures associated with Jewish charities and was a founder of the Standard Club. A list of Jensen's clients read's like a who's who of Chicago's great fortunes: Armour, Cudahy, Ryerson, Rosenwald, Florsheim, Insull, to name a few.

Although after leaving the Chicago West Park System in 1909 his work was almost exclusively country places for the wealthy, it was never pretentious. To quote Caldwell:

These private places planned by Jensen gave dignity to wealth that all the show and pretense of Philistia - the formal gardens and the copied clutter from abroad - could only make abortive and ridiculous. There was no straining for effect, no tricks, nothing super colossal - everything modest, normal, simple - hence the greatest possible dignity.

In his general description of a Jensen landscape, Caldwell could almost be pinpointing the Becker property:

A road curves from the highway (here, Sheridan Road) entering into a forest,

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Continuation sheet A.G. Becker

Item number Significance

Page 2

emerging into the sunlight of a meadow, with the great house in the distance under groups of large trees. Aside from a garden for flowers, there is nothing more; there is only the beauty of a native landscape.

Jens Jensen's work epitomizes the Prairie Style of landscape gardening as it was defined in 1915 by Wilhelm Miller. Jensen, Ossian Simonds (who laid out Chicago's Graceland Cemetary) and some other lesser-known landscape architects, created designs, according to Miller, "based on the practical needs of the middlewestern people and characterized by the preservation of the typical western scenery, by restoration of local color and by repetition of the horizontal line of land and sky which is the strongest feature of prairie scenery." Jensen often made use of hawthorns, witch hazel, crabapple and redbud - all of which have horizontal branching. There are many specimens of these trees of the Becker property.

Experiencing the Becker property creates an understanding of the Prairie spirit and specifically Jensen's almost religious interpretation of nature. It makes no difference that over the years natural colonies have replaced some of the things Jensen planted and that it is difficult to tell in some spots what was deliberatley planted by Jensen and what grew naturally. One of the beauties of Jensen's landscape design is that since he used native plants, the natural colonies are perfectly in keeping with his design ideas. The feeling Jensen impressed on the land is significant and remains to be enjoyed.

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Continuation sheet A.G. Becker Property

Rem number Bibliography

Page 1

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Interviews:

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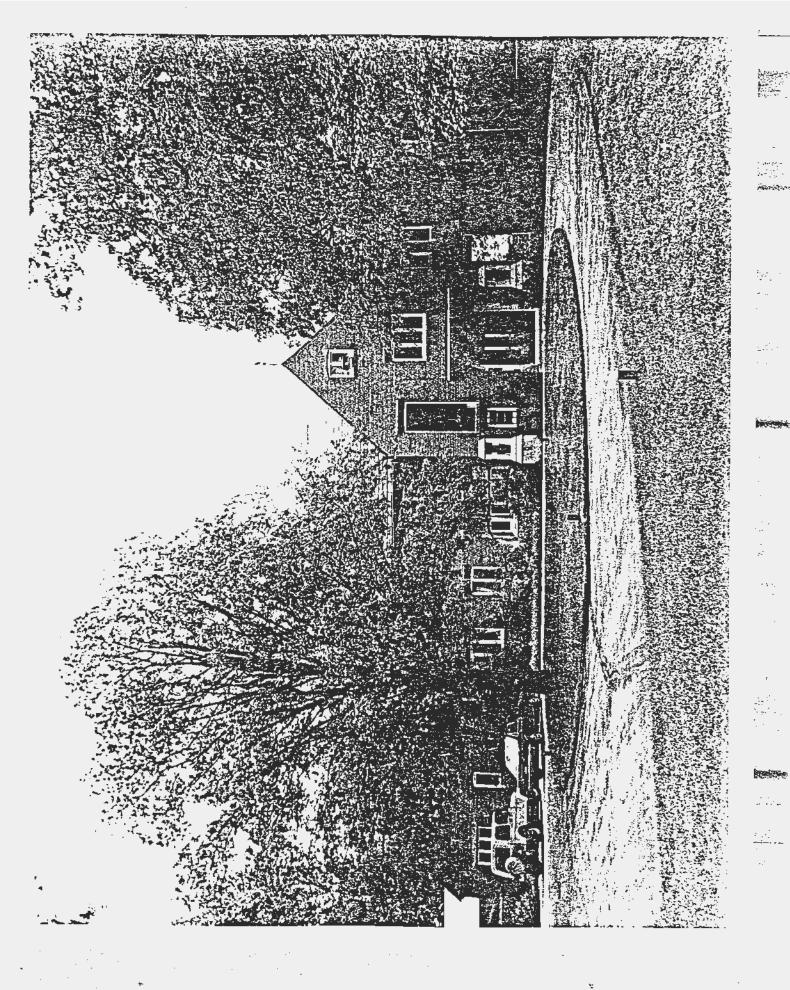
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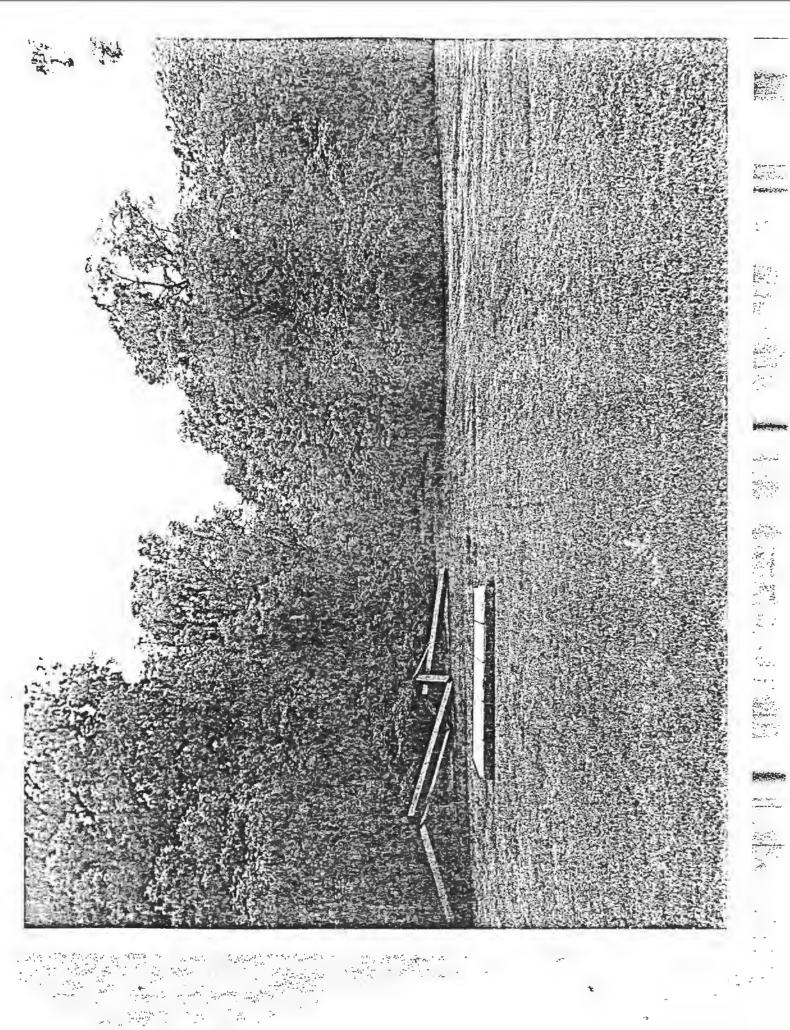
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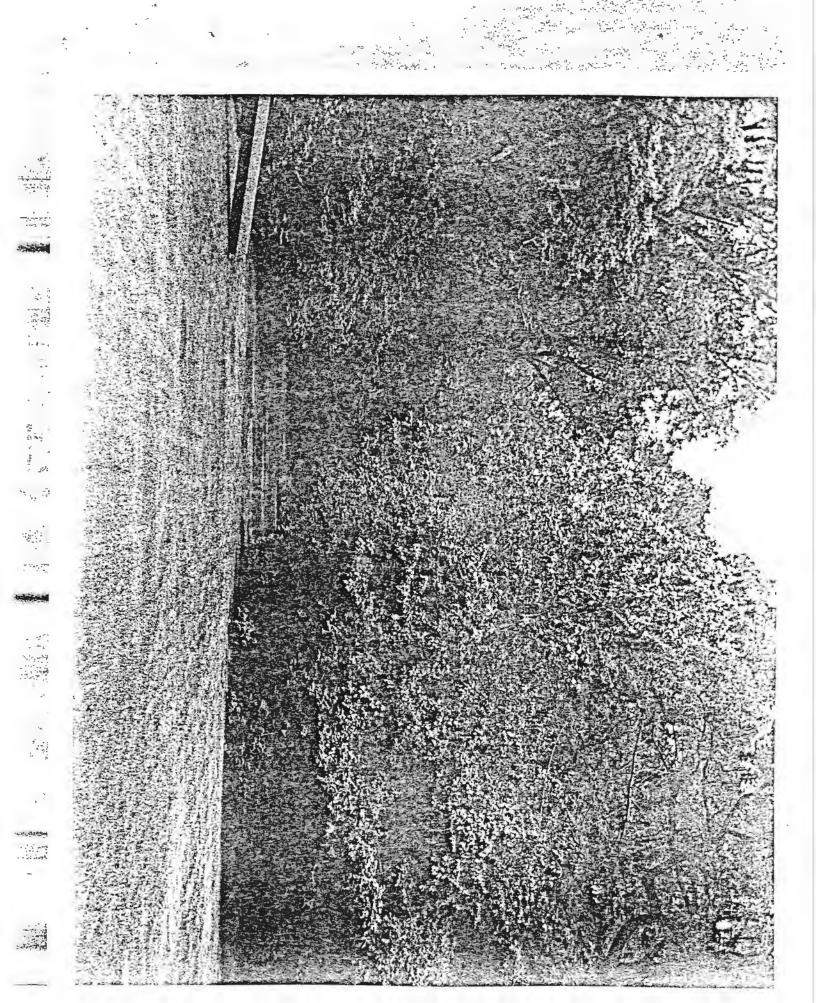
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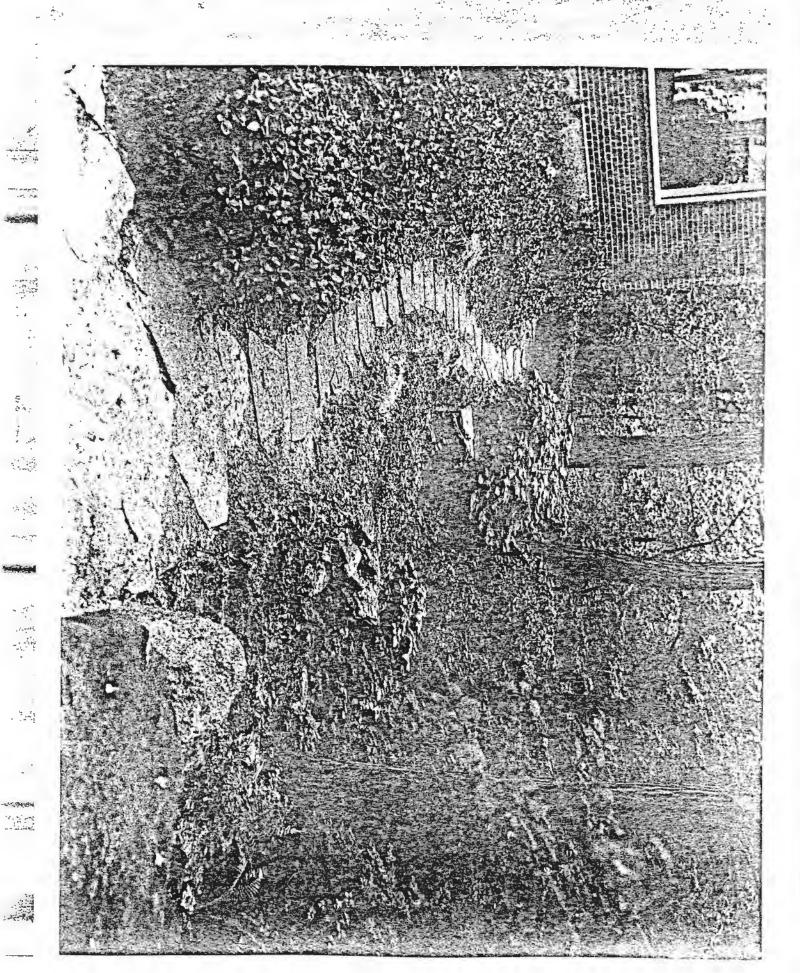
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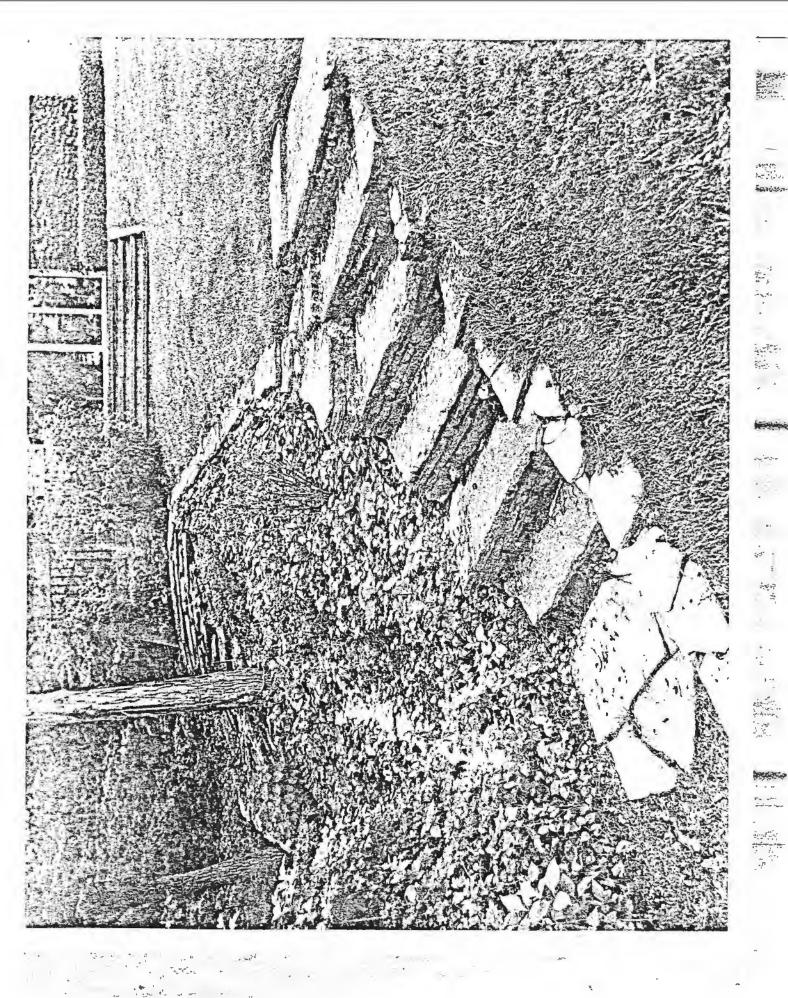
Unpublished Material from the Collection of Camille Lee (clippings, old photos, slides).

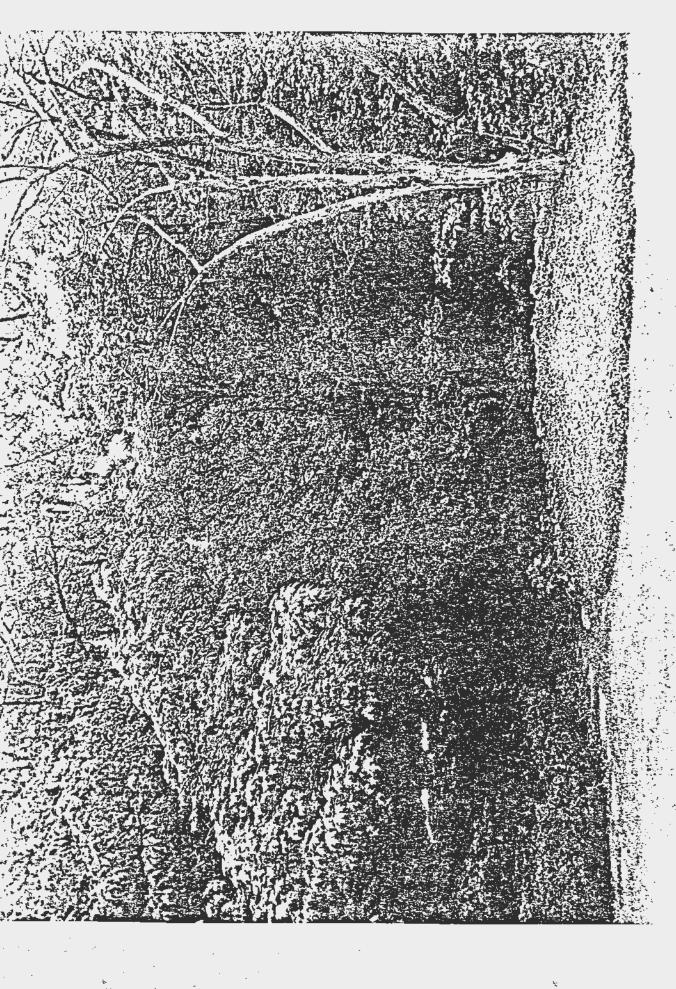


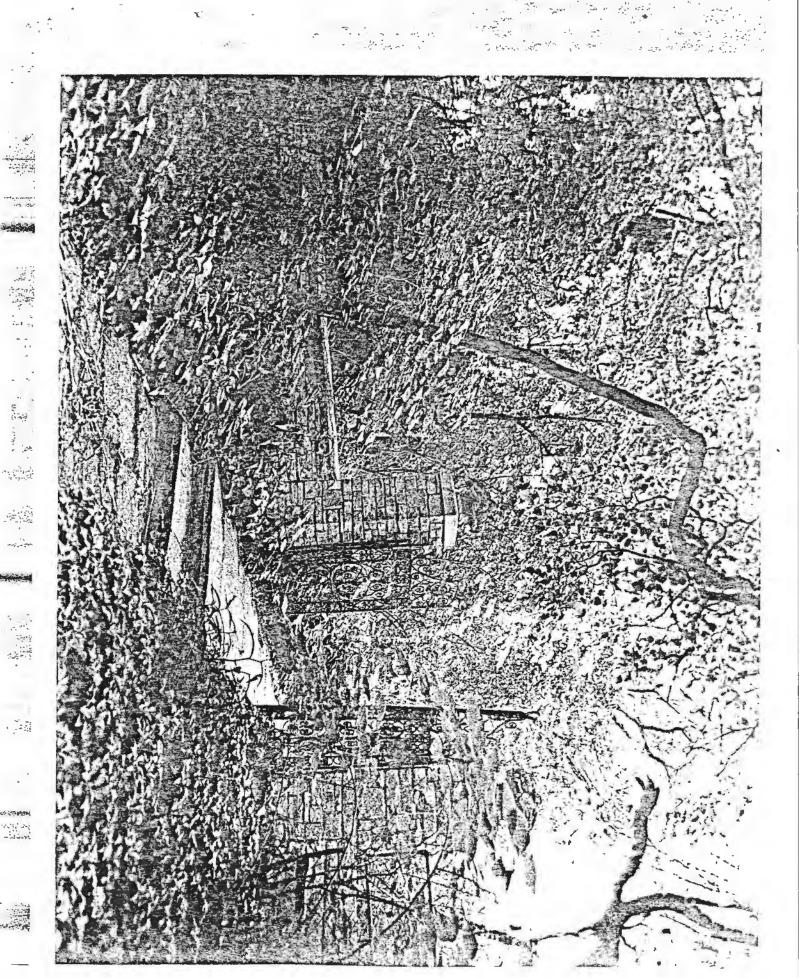


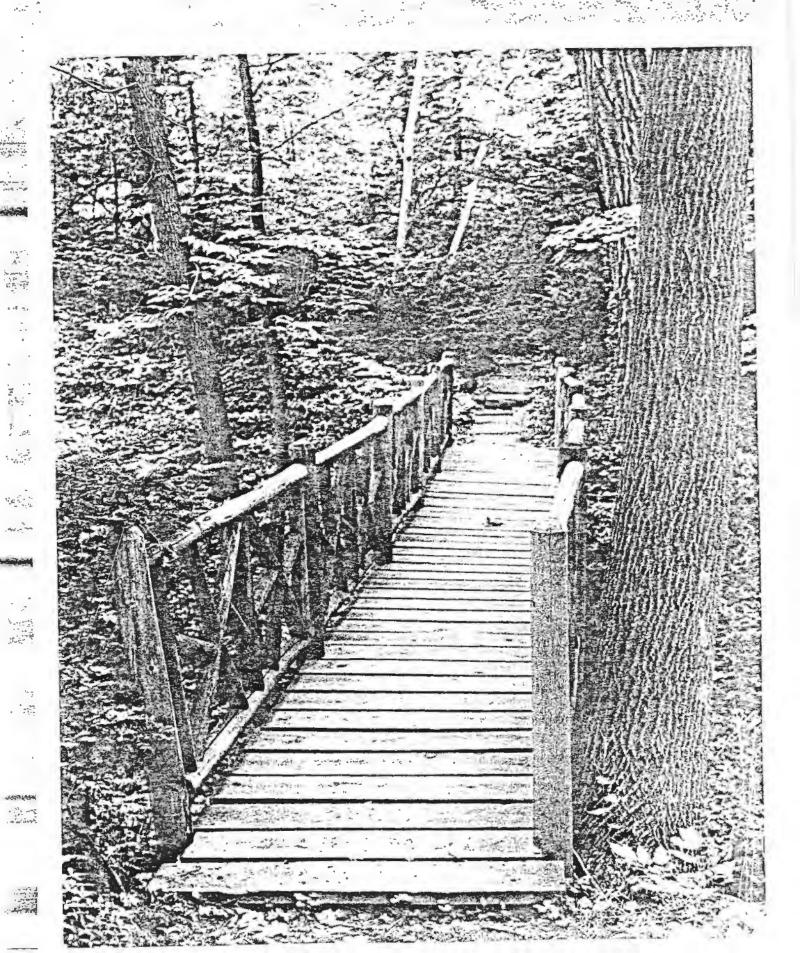












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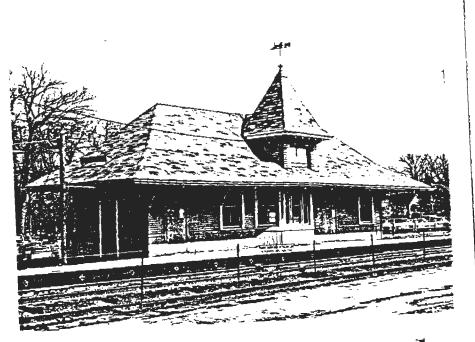
PROPERTY NAME	Julius (Goldberg House					
ADDRESS	185 Vine	CITY/TOWN/VICINITY Highland Park					
COUNTY	Lake	STATE Illinois ZIP 60035					
OWNER'S NAME	Dino J. DiAngelo						
ADDRESS	185 Vine	CITY/TOWN/VICINITY Highland Park					
		STATEIllinoisZIP60035					
LOCATION OF LEGAL DESCRIPTION		Deerfield Township Assessor's Office					
	_	600 Laurel Avenue					
	_	Highland Park, Illinois 60035					
VERBAL BOUNDARY	DESCRIPTION	The house is located on the north side of Vine					
		with 240' of frontage and backs on a ravine.					
	-	PIN: 16-23-203-008					
APPROXIMATE ACR	EAGE	2					
DATE OF CONSTRU	CTION	ARCHITECT AND/OR BUILDER Ralph W. Varney					
ARCHITECTURAL S	TYLE (IF RELEVA	NT) Mediterranean					
PHYSICAL DESCRI		This two-story Mediterranean Palazzo-style house has a red tile					
OF BUILDING AND PROPERTY	hipped	hipped roof and casement windows with light grey-blue shutters,					
	Arched v	Arched windows on the first floor and a recessed arched doorway					
	serve as	serve as a major decorative element. A two-story tower with					
		First floor windows and a peaked roof is attached to the					
	east sid	de of the house.					
							
		T X GOOD FAIR DETERIORATED RUIN					
		D X ALTERED					
DATE AND NATURE	OF ALTERATIONS	:					
	 						

ALTERATIONS (cont'd)	
Amiliania (cont a)	
_	
_	
	RIGINAL USE Single-family residence
	RESENT USE Single-family residence
OUTBUILDINGS AND/OR	OTHER CULTURAL RESOURCES ON PROPERTY (ATTACH SKETCH PLAN IF APPLICABLE) Coach house connected by a walkway
_	
-	
HISTORICAL AND/OR	This large house is a fine example of the Mediterranean-style
ARCHITECTURAL SIGNIFICANCE	houses popular during the 1920's. There are a handful
5	in Highland Park, and this is one of the best. It was built
	for Julius Goldberg, secretary/treasurer of the well-known
	Chicago retail shoe store, O'Conner and Goldberg.
-	
FORM PREPARED BY	Edith Freund
	215 Prospect
416-45	FEL (312) 433-6175
Tomas .	
67 623	
125811	
A In	THE TABLE TO SERVICE T
PROPERTY MANAGEMENT	When Counge of the second
PROPERTY NAME D	LIUS GOIDBERG HOUSE CITY/TOWN/VICINITY W.P.
FACING SOUTA	
PHOTOGRAPHER LOCATION OF NEGATIVE	DATE SEPTEMBER 1981 X. ARENBERG E 636 RIDGE ROAD

PROPERTY NAME	- Stat	1011					
ADDRESS 510 Roger	Williams		CI:	ry/rown/vi	CINITY E	Highland Pa	irk
COUNTY Lake		STATE	Illino	ois	ZIP	60035	
OWNER'S NAME Chica	ago & North	western	Transport	tation Com	pany		
ADDRESS 400 West	Madison St	reet	cr	ry/rown/vi	CINITY _	Chicago	
			STA	ATE ^I llinoi	s	ZIP	60606
LOCATION OF LEGAL DE	SCRIPTION _	Deerf	ield Towns	ship Asses	sor's Of	ffice	
		600 L	aurel Aver	ıue			
		Highl	and Park,	Illinois	60035		
VERBAL BOUNDARY DESC	RIPTION	Stati	on sits or	ı an 80' e	xtended	right of w	way bounded
		on th	e north by	/ Roger Wi	lliams A	Avenue, St	Johns Avenue
	-	on th	e east and	the CNW	rail tra	acks on the	west.
APPROXIMATE ACREAGE	1/	2 acre	(estimate)		P/N:	: 16-36-114	1-001 -002
DATE OF CONSTRUCTION	1889	ARCHIT	TECT AND/O	R BUILDER	Chicago	& Northwes	stern Railroad
ARCHITECTURAL STYLE	•		Mixed				
PHYSICAL DESCRIPTION	The Ravin	ia Stat	ion is app	proximatel	y 16'x48	and has	a square
OF BUILDING AND PROPERTY	footage o	E 968 f	eet. The	building	is gener	ally recta	engular and
I KOI LKI I	one and o	ne-half	stories h	nigh, the	half-sto	ory being a	dormer.
	The roof	is of t	he broken	hip tower	style o	covered in	brown-beige
	-shingles.	The d	ormer, wit	th two win	dows, is	s topped by	y a pyramid-li ke
	which ext	ends si	x feet, co		good por	tion of th	hood of the roome platform,
	The build	ing's w	ooden fran	ne is made	of hori	zontal cla	apboard and
	(2 waiting	rooms	and a tio	ket offic	a) alone	y with 2 ba	major rooms
							safety reasons
	are two do	ouble-h	d on the r ung windov	iorth and a	south si +hgee -	des of the	station. There
OVERALL CONDITION:	EXCELLENT		GOOD ×	FAIR	DETERI	ORATED	RUIN
INTEGRITY:			ALTERED	_	_		
DATE AND NATURE OF A			. 1979 - r	oof restor	red - cr	esting tak	en off.
-							off for safety.
_				nstalled .			
-		4	, porter i	.Hatqifed			

ALTERATIONS (cont'	1)		
USE:	ORIGINAL USE Pa	ssenger station (flag)	
	PRESENT USE Pa	ssenger station	
OUTBUILDINGS AND/O	R OTHER CULTURAL RES	SOURCES ON PROPERTY (AT	TACH SKETCH PLAN IF APPLICABLE)
HICTORICAL AND OR	Mho Pavinia Static	on built circa 1889 i	s the oldest surviving
HISTORICAL AND/OR ARCHITECTURAL		any of the three Chic	
SIGNIFICANCE	rail lines. Origi Chicago-Waukegan z	nally, the depot was, a	"flag station" for the first Historically the
			n boom occurring along the
	North Shore which	ultimately led to its	continuing expansion and
	growth. The stati	ion's architectural sig	mificance lies in its
	unusual yet functi	ional appearance; its s	traightforward simplicity
	the Chicago School	commercial design of	the same period.
FORM PREPARED BY	Felice Ent	tratter + Susan Ben	yamın
	711 MA	RION AVE.	
			TEL 433-5195
			(work) 432-0800 ext 321)
	and a three-sided	bay window with .	
ans one ir	the lower.		
			7.5
			- 44
		•	
		-	
PROPERTY NAME D		·	
LOCATION Roger W.	changet St Johns	CITY/TOWN/VICINITY	+10
FACING North	D	ATE 9 (1981 -	
LOCATION OF NEGATI	VE 1036 Rulke		
	3		

Ravinia Station 510 Roger Williams Highland Park





PROPERTY NAME	May T. W	atts Ho	ouse			
ADDRESS	487 Grovel	and	· CI	TY/TOWN/V	CINITY _	Highland Park
COUNTY Lake		STATE	Illin	ois	ZIP	60035
OWNER'S NAME Mrs.	Harold Ne	wman	÷ ·			
ADDRESS	ѕате		CI	ry/TOWN/V	/ICINITY	
	•	,	ST	ATE _		ZIP
LOCATION OF LEGAL DE	ESCRIPTION	Deerfi	eld Town:	ship Asse	ssor's Of	ffice
·		600 La	urel Ave	nue		
		Highla	nd Park,	Illinois	60035	
VERBAL BOUNDARY DESC	CRIPTION _	OV	erlooki	ng ravi	ne and s	lock on Groveland set back from street.
	_	F11	N:16-	36-2	12-00	59
APPROXIMATE ACREAGE	1					
DATE OF CONSTRUCTION	1928	ARCHITE	CT AND/C	R BUILDE	R John S	S. Van Bergen
ARCHITECTURAL STYLE	(IF RELEVAN	T) <u>En</u>	glish c	ottage/	tudoreso	que
PHYSICAL DESCRIPTION OF BUILDING AND PROPERTY	(ros	s axia stone Som ch lim ectangu	l gable for dec e class estone lar ver	d struc or, cla ical de entry. ticals -{234 C	ture of pboard (tailing Windows used by	, 7 native trees. brick, some rough (brown) and wood : lintels, rounded are elongated John S. Van Bergen nd Ravinia School, and
INTEGRITY:	UNALTERE		ALTERE	<u> </u>		present kitchen

ALTERATIONS (cont'd)	
	ORIGINAL USE residential PRESENT USE same	
OUTBUILDINGS AND/OF	OTHER CULTURAL RESOURCES ON PROPERTY (ATTAC	H SKETCH PLAN IF APPLICABLE)
HISTORICAL AND/OR ARCHITECTURAL SIGNIFICANCE	May T. Watts, owner (naturalist and working with Jens Jensen and John Sarchitect of her house, to relate he sites naturally and organically in worked with Ravinia Garden Club to aware of nature, flora, etc., with it. Founder of Illinois Prairie twenty years at the Morton Arbore author of books and articles on fusion U.S. and Europe.	wan Bergen, buses to their wrightian fashion. make townspeople h an attempt to preserve path, naturalist for tum (after 1940),
FORM PREPARED BY	Nancy W. Cook 893 Dean Ave.	
		TEL 432-4736
PROPERTY NAME MALE LOCATION 48 COMPANY CONTRACTOR CONTRACTOR OF NEGATION OF NE	DATE 9/198/	

PROPERTY NAME	Sheridan-Park Apartments						
ADDRESS	430 Park Avenue		CITY/T	OWN/VICINITY	Highland	Park	
COUNTY	Lake	STATE	Illinois	ZIP	60035		
OWNER'S NAME	Leonard Laser						
ADDRESSc/o	430 Park Avenue		CITY/T	OWN/VICINITY	Highland	Park	
			STATE	Illinois	ZIP	60035	
LOCATION OF LEGAL	DESCRIPTION	Deerfi	eld Township	Assessor's Of	fice	·	
		600 La	urel Avenue				
		Highla	nd Park, Ill	inois <u>60035</u>			
VERBAL BOUNDARY	ESCRIPTION	Built right to the sidewalk line, this building					
	_	is loc	cated at the	southeast cor	ner of Par	k Avenue	
		and Sl	neridan Road				
APPROXIMATE ACREA	AGE 1/2	2		16-	23-407-001		
DATE OF CONSTRUCT	TION _ c. 1925_	ARCHITE	CT AND/OR BU	ILDER Willi	am Mann		
ARCHITECTURAL STY	LE (IF RELEVANT)	Tudor				
PHYSICAL DESCRIPT	TION	This four-story building is faced with stucco and					
OF BUILDING AND PROPERTY		smooth-faced stone blocks. There is quoining at					
FROFERTI		the corners of the building and around some of the					
		windov	vs. Half-tim	bering is fou	nd on the	third and	
		fourth	n floor gable	s. The roof	is of slat	e. Arched	
		dormers topped with copper roofs protrude from the roof.					
		Gutters and downspouts are of copper.					
	 -						
							
OVERALL CONDITION	N: EXCELLENT		300D <u>×</u> FA	ir deteri	ORATED	RUIN	
INTEGRITY:	UNALTERED	×	ALTERED	<i>.</i> -			
DATE AND NATURE	OF ALTERATIONS:	Onl	y the storef	ronts have be	en altered	a little	
		ove	er the years.				
			-	•			

USE: 0	ORIGINAL USE Stores and apartments				
P	PRESENT USE Stores and apartments				
OUTBUILDINGS AND/OR -	OTHER CULTURAL RESOURCES ON PROPERTY (ATTACH SKETCH PLAN IF APPLICABL				
HISTORICAL AND/OR	This commercial-apartment building is Highland Park's finest				
ARCHITECTURAL SIGNIFICANCE	example of a traditional style multi-use building. Its				
	excellent Tudor design, so popular in the twenties for				
	commercial buildings, is credited to local architect William				
	Mann, designer of some of Highland Park's finest traditional				
	residences.				
FORM PREPARED BY	Susan Benjamin				
	711 Marion Avenue, Highland Park				
	(312) 432-1822				



PROPERTY NAME Sheridan - Park Apartments

LOCATION 430 Park Avenue CITY/TOWN/VICINITY HP.

FACING NORTH DATE September 1981

PHOTOGRAPHER M.X. Arenberg

LOCATION OF NEGATIVE 636 Ridge Road

propromy Make Do	howa Mondal Hawa	- 0 0	a bela a como a		
PROPERTY NAME RO ADDRESS 1249 1237			city/town/vicinit	/ Usehland	
			ZIP	-	
OWNER'S NAME M. Walk					
ADDRESS 1249 Sherida	n Dd		CITY/TOWN/VICINIT	Y Highland	Park
1207			STATE		
LOCATION OF LEGAL DES	CRIPTION Deer	fie <u>ld</u> T	ownship Assessor's	Office	
	600	Laure]	Avenue		
	High	sland Pa	rk, Illinois 6003	<u></u>	
VERBAL BOUNDARY DESCR	IPTION Flat la	nd <u>high</u>	on bluff overlooki	ng lake Mid	higan & set well
	<u>back_fr</u>	om Sher	idan Road		
	<u>Pin: I</u>	6-25-20	1-007 (1249) Pin:	16-25-20	1-008 (1237)
APPROXIMATE ACREAGE	4_(a	pprox)			
DATE OF CONSTRUCTION	1926 ARCH	ITECT AN	DOOR BUILDER David	Adler & Wo	ark
ARCHITECTURAL STYLE (
PHYSICAL DESCRIPTION OF BUILDING AND PROPERTY	Adler's design Norman Manor h	for the	e Mandel Houseis a Its exterior is so	romantici ft pink-co	red version of a lored brick &
			ly pitched roof of	-	
			<u>es. A tower locate</u>		
			rcular staircase.		
	•		<u>a long driveway ter</u>	_	
	the front door	A gra	assy lawn at the re	ar backs o	n the lake. ——
			<u> </u>		
	_ _				
		<u> </u>			
OVERALL CONDITION:	EXCELLENT X	GOOD	FAIR DET	ERIORATED	RUIN
INTEGRITY:	UNALTERED			_	
DATE AND NATURE OF A				langes al	brick & stone
			nnected to garage		
_					
_					

ALTERATIONS (cont'd))				
USE:	ORIGINAL USEResidential				
	PRESENT USE Same				
OUTBUILDINGS AND/OR	OTHER CULTURAL RESOURCES ON PROPERTY (ATTACH SKETCH PLAN IF APPLICABLE)				
	A coach house owned by Harry B. Kulp, private address & driveway.				
	Located at 1237 Sheridan Road Pin: 16-25-201-008				
HISTORICAL AND/OR ARCHITECTURAL	The Mandel House is one of 2 Adler designed in Highland Park and by				
SIGNIFICANCE	far the more magnificent (The other is located at 37 Sheridan Rd. &				
	was constructed in 1929 & modeled after a small French farmhouse.)				
	Adler, who had worked for Howard Van Doren Shaw, designed only about				
	50 bldgs. in his lifetime. They were all constructed between 1911				
	<u>& 1934 (Mostly on Chicago's North Shore) in a range of eclectic styles</u>				
	He was considered one of the finest by those architects who took their				
	cues from historical styles; he had only the most wealthy &				
	prestigious clients, including Albert Lasker, Lester Armour, &				
	Marshall Field. Robert Mandel, Chrm. of the Board of Mandel Bros.				
	Department store, was one of them.				
FORM PREPARED BY	Susan S. Benjamin				
	711 Marion				
	TEL 432-1822				

PROPERTY NAME Robert Mandel House

LOCATION 1237 Sheridan Road CITY/TOWN/VICINITY Highland Park, I]

FACING South DATE 9-19-81

PHOTOGRAPHER H. X. Arenberg

LOCATION OF NEGATIVE 636 Ridge Road, Highland Park, I]





	nneth Lac	ey House					
ADDRESS 3121 Dato			CITY	TOWN/VICIN	ITY _ Highl	and Park	
COUNTY Lake		STATE _	Illinois	ZI	ZIP 60035		
OWNER'S NAME Richa:	rd J. Aro	nson	<u> </u>				
ADDRESS 3121 Dato		<u>. </u>	CITY	/TOWN/VICIN	ITY <u>Highl</u>	and Park	
LOCATION OF LECAL DESCRIPTION _		Deerfield Township Assessor's Office 600 Laurel Avenue Highland Park, Illinois 60035					
VERBAL BOUNDARY DESCRI	IPTION .	The Hig	hlands Sub 6-15-104	division			
APPROXIMATE ACREAGE		1/4 acr	е				
DATE OF CONSTRUCTION	1927	ARCHITE	CT AND/OR	BUILDER			
ARCHITECTURAL STYLE (IF RELEVA	_		-			
PHYSICAL DESCRIPTION OF BUILDING AND PROPERTY	dormers brick wo in pairs chimney	are found rk is aro or large with chim	in the 2n und window r groups. mey pots.	d floor. U s, which ar There is a	nusual cont e multi-par broad side or is stucc	rasting ned. These are	
OVERALL CONDITION: INTEGRITY: DATE AND NATURE OF AL	UNALTER	ED <u>×</u>	ALTERED				

ALTERATIONS (cont'd	i)				
USE:	ORIGINAL USE	Single family	dwelling		
		Single family			
OUTBUILDINGS AND/O	R OTHER CULTURAL	RESOURCES ON PROPER	TY (ATTACH SKETCH PLAN IF APPLICABLE)		
		· · · · · · · · · · · · · · · · · · ·			
HISTORICAL AND/OR			opment into a subdivision		
ARCHITECTURAL SIGNIFICANCE			any. Edith Rockefeller McCormick		
			The Lacey home was one of		
			ly remained there until		
		Mr. Lacey's death in the mid-70's. Lacey was the president			
		of Lighting Products Inc. The Tudor style was very popular			
	in the 1920's when this house was built for Lacey. The crash of 1929 caused the Krenn-Dato Company to go bankrupt.				
					
	Manilow Home:	bought them out as	tter WW II.		
CON DECAMES ST	Took Avelred	, 2100 Linden, High	land Park		
FORM PREPARED BY	Lean Axellou	, 2100 Binden, migh.			
والمراوة فسنسو الراوا والمراوية			TEL (312) 432-7003		
	1				
		71			
in at					
3					
		1			
PROPERTY NAME	Kenneth Lac	ееу .			
DAVE HERT					

LOCATION 3121 Dato CITY/TOWN/VICINITY Highland Park
FACING West DATE 9/1981
PHOTOGRAPHER H X Arenberg
LOCATION OF NEGATIVE 636 Ridge Road, Highland Park, IL 60035

HIGHLAND PARK MULTIPLE RESOURCE INVENTORY SHEET

PROPERTY NAME	John S. Van Be	ergen House
ADDRESS	234 Cedar	CITY/TOWN/VICINITY Highland Fark
COUNTY	Lake	STATE Illinois ZIP 60035
OWNER'S NAME	Alan Joseph	
ADDRESS	234 Cedar	CITY/TOWN/VICINITY Highland Park
1064mION OF 1E6	LI DECERTRATION	STATE Illinois ZIP 60035 Deerfield Township Assessor's Office
LOCATION OF LEGAL DESCRIPTION		600 Laurel Avenue
		Highland Park, Illinois 60035
VERBAL BOUNDARY	DESCRIPTION	Midblock, south side of Cedar between Lincoln and Linden. Overlooks ravine, North facade
		entry faces street. PIN: 16-25-309-014
APPROXIMATE ACE	EAGE	l acre
DATE OF CONSTRU		ARCHITECT AND/OR BUILDER John S. Van Bergen
ARCHITECTURAL S	STYLE (IF RELEVA	ANT) Prairie School Style
PHYSICAL DESCRI		ent are stratified limestone, strong horizontal
OF BUILDING AND PROPERTY	O eleme	ents, organic harmony of house and ravine site,
PROFERII	centi	al mass of fireplace with projecting wings. A
	Balco	ony area surrounds the living room. The rooms
	are s	small with the exception of the living room
	and e	expand from the central living space. Van
	Berge	en used oak trim and recessed lighting & beveled
	glass	windows which give the house a rustic Prairie
	Schoo	ol style charm.
		
OVERALL GONDIT	ION: EXCELLE	NT X GOOD FAIR DETERIORATED RUIN
INTEGRITY:	UNALTER	ED ALTERED X
DATE AND NATUR	E OF ALTERATION	S: 1929 - 3-room frame addition (approximately 25'x26'
	desig	gned by John Van Bergen added to rear of original house.
	1947	- 22'x24' - brick and stone garage added to
	rear	S.E. corner.

		_
SE:	ORIGINAL USE residential and studio	_
	PRESENT USE residential	
UTBUILDINGS AND	OR OTHER CULTURAL RESOURCES ON PROPERTY (ATTACH SKETCH PLAN IF APPL	ICAB
ISTORICAL AND/O		_
IGNIFICANCE	John S. Van Bergen's residential masterpiece in	
	Highland Park. It most closely approximates the	
	massing and cruciform plan of the 1902 Ward Willits House	_
	and the 1908 Isabel Roberts than any of Van Bergen's Highlan	nd
	Park Prairie School houses. The additions have not	
	detracted from the significance of the house.	
ORM PREPARED B	Nancy W. Cook . 893 Dean	_
	TEL 432-4736	_
PROPERTY NAME _	John S. Van Bergen	
PROPERTY NAME _ LOCATION FACING	John S. Van Bergen 234 Cedar CITY/TOWN/VICINITY Highland Park North DATE 9/1981	

HIGHLAND PARK MULTIPLE RESOURCE INVENTORY SHEET

PROPERTY NAME	lens Jensen Ho	use and Studio
ADDRESS9	30 Dean Avenu	eCITY/TOWN/VICINITY Highland Park
COUNTYI	ake	STATE Illinois ZIP 60035
OWNER'S NAMEF	Richard Muller	(in process of sale)
ADDRESS		CITY/TOWN/VICINITY
		STATE ZIP
LOCATION OF LEGAL	DESCRIPTION	Deerfield Township Assessor's Office
		600 Laurel Avenue
		Highland Park, Illinois 60035
VERBAL BOUNDARY D	ESCRIPTION	Midway between Cary and Sheridan. Dean is
		east of the house, a ravine runs northwest.
		PIN: 16-25-403-007
APPROXIMATE ACREA	GE	1/2 acre
DATE OF CONSTRUCT	ION1915	ARCHITECT AND/OR BUILDER Jens Jensen
ARCHITECTURAL STY	LE (IF RELEVA	NT) Shingle style with Tudor overtones
PHYSICAL DESCRIPT	ION The h	ouse is a one story, gabled structure of wood
OF BUILDING AND PROPERTY	clapb	oard. A large window on the north overlooks
PROPERTI	an op	en area typical of Jensen's work. It is bounded by a
	flowe	r garden and low foliage on the edges of a clearing with at each end. A stone birdbath sits among trees near the
		. A sun lane slopes northwest toward the ravine. Stone
	posts	mark the entrance to the access road for 950 and 954 Dean.
		and stonework around the house and along the ravine are all remains of the Jensen landscape design apparently.
	What	is left contributes to the significance of the
	hous e	
OVERALL CONDITION	EXCELLEN	T GOOD FAIR * DETERIORATED RUIN
INTEGRITY:	UNALTERE	D ALTERED ×
DATE AND NATURE C	F ALTERATIONS	: 1970 - Addition attached to rear of house.
	The s	iding is the same, the main living area of the house has not
		altered on the interior and the integrity of the
	origi	nal house has not been compromised.

PLICABLE)
915, It he property Tory of Dnework, evidence Twas s replace
 11. 6 0035 <u>22</u> -

PROPERTY NAME	Jens Jensen House and Studio	
LOCATION	930 Dean Avenue CITY/TOWN/VICINITY Highland Park	-
FACING	East DATE 9/1981	-
PHOTOGRAPHER	H X Arenberg	_
LOCATION OF NEGATI	/E 636 Ridge	_

HIGHLAND PARK MULTIPLE RESOURCE INVENTORY SHEET

PROPERTY NAME	Old Briargat	e Station - Now called Brencor, Inc. Radiation Equipment
ADDRESS		rfield Road CITY/TOWN/VICINITY Highland Park
COUNTY	Lake	STATE Illinois ZIP 60035
OWNER'S NAME	Jerry M. Tur	k and W.M.E. Weber
ADDRESS	1495 Old Dee	rfield Road CITY/TOWN/VICINITY Highland Park
		STATE Illinois ZIP 60035
LOCATION OF LEGAL	DESCRIPTION	Deerfield Township Assessor's Office
		600 Laurel Avenue
		Highland Park, Illinois 60035
VERBAL BOUNDARY DE	ESCRIPTION	Station located on a flat piece of land
		between the tracks and Old Skokie Hwy
		where Old Deerfield Road deadends going west.
APPROXIMATE ACREA	GE	1/2
DATE OF CONSTRUCT	ION 1926	ARCHITECT AND/OR BUILDER A.U. Garber, Chief Arch.
ARCHITECTURAL STY	LE (IF RELEVA	NT) Mediterranean
PHYSICAL DESCRIPT	ION	The six room Briargate station, originally
OF BUILDING AND PROPERTY		38x52 served as the railroad agent's home
I I I I I I I I I I I I I I I I I I I		as well as a commuter railroad station with
		a 13x128 foot dock entrance. The latter has been
		removed. The Mediterranean style station house
		is of rough surfaced white stucco with an orange roof
		and orange trim around the windows and roofline.
		To the right of the front door is a grouping of three
		round headed windows separated by two twisted engaged
		columns. The Spanish arch motif is in two other
		windows, and the doorway.
OVERALL CONDITION	: EXCELLEN	T x GOOD FAIR DETERIORATED RUIN
INTEGRITY:	UNALTERE	LD ALTERED _x
DATE AND NATURE O	F ALTERATIONS	: 1969 -added on factory area to the rear and loading
	dock_alo	ong the east side. The exterior of the original station
	has not	been altered. Although the addition is unsympathetic,
	<u>it does</u>	not compromise the integrity of the original building.

LY MEDIATIONS (1				
ALTERATIONS (cont'd)			
USE:	ORIGINAL USE train station and stationmaster's house			
	PRESENT USE commercial			
OUTBUILDINGS AND/OF	OTHER CULTURAL RESOURCES ON PROPERTY (ATTACH SKETCH PLAN IF APPLICABLE)			
HISTORICAL AND/OR	The old Briargate Station, once one of four stations			
ARCHITECTURAL SIGNIFICANCE	for the now defunct Chicago, North Shore and Milwaukee			
	Railroad in Highland Park, is the only station still			
	standing. Its Mediterranean style design, much favored			
	by R.R. Owner Samuel Insull, remains intact. The railroad			
	was a pioneer in offering streamliner passenger service			
	at very high speeds, in providing dining car service.			
	It also pioneered piggy-back treight service in the			
	twenties and introduced joint air mail service in the			
	same period with the airlines operating out of Chicago.			
	This building, which served as a commuter station while Highland Park was evolving into a full-blown suburb of Chicago, is			
xkanaxakraxkedxba	the only electric interurban railroad station left-in Highland Park			
FORM PREPARED RY	FELICE ENTRATTER & SUSAN BENJAMIN			
	432-1822			

PROPERTY NAME Old Briargate Station

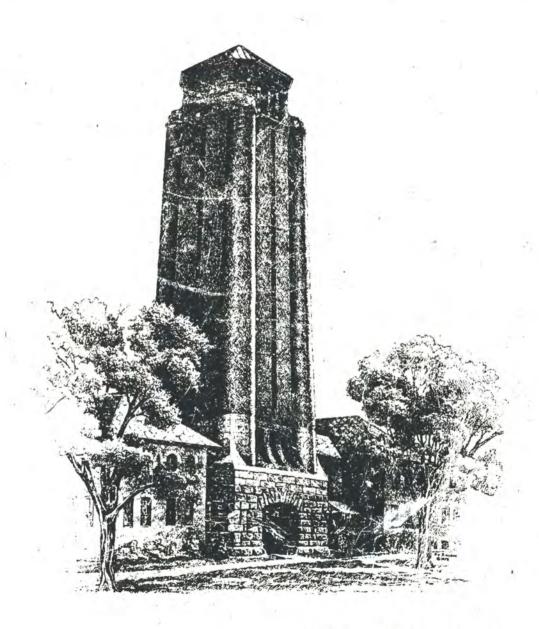
LOCATION 1495 Old Deerfield Road CITY/TOWN/VICINITY Highland Park

FACING South DATE 9/1981

PHOTOGRAPHER H X Arenberg

LOCATION OF NEGATIVE 636 Ridge

CULTURAL RESOURCE MANAGEMENT PLAN



FORT SHERIDAN



"Sunday visitors rest in the shade at the edge of Fort Sheridan's parade ground," ca 1900 Photograph by Col. William J. Holzapfel Lake County (IL) Museum, regional History Archives, 92.24.1599

CULTURAL RESOURCE MANAGEMENT PLAN

for

NATIONAL HISTORIC LANDMARK DISTRICT FORT SHERIDAN, ILLINOIS

by the

LOCAL REDEVELOPMENT AUTHORITY
COMPRISED OF THE MUNICIPALITIES OF

HIGHLAND PARK

AND

HIGHWOOD, ILLINOIS

DECEMBER, 1997

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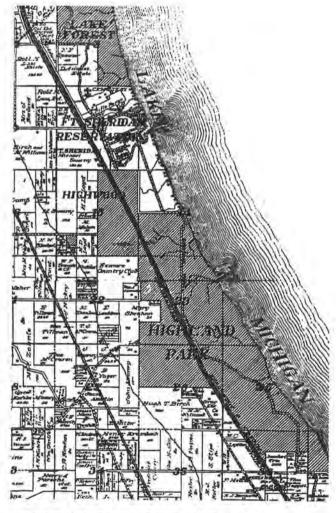
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A. The Historic and Architectural Significance of Fort Sheridan

The development of Fort Sheridan in the late 1880s is intertwined with Chicago's social and cultural history. Built during a period when Chicago was growing from a pioneer settlement to a thriving urban center, Fort Sheridan was established to protect the city's commercial interests. It was to be a permanent military post commissioned to keep the peace, ensuring that labor skirmishes would not disrupt the city's activities. Members of Chicago's elite Commercial Club raised funds among themselves and located a beautiful site on Lake Michigan, 25 miles north of Chicago - surrounded by the cities of Highland Park, Highwood, and Lake Forest. They immediately petitioned the Secretary of War for a post. The architectural firm hired, Holabird & Roche, was destined to be one of Chicago's most influential, creating skyscrapers that would become world renowned. Fort Sheridan was their first major commission and, even among their portfolio of important buildings, is unique and significant. The Fort's landscape architect, Ossian C. Simonds, was equally significant. He was a pioneer in the Prairie Style naturalistic approach to landscape design and ranks with Jens Jensen in his contributions to the history of the Midwest's unique landscape heritage. All of these factors contribute to Fort Sheridan's rich and significant history and justify this commitment to its preservation.

Parts of Fort Sheridan were designated a National Historic Landmark District by the National Park Service in 1984. Built as a military installation by the U.S. Army beginning in 1887, it is a site that "possesses national significance in commemorating the history of the United States of America." The Historic District encompasses 230 acres of land and buildings bounded by Hutchinson and Bartlett Ravines along the shores of Lake Michigan in Lake County, Illinois. Ninety-four structures are included as contributing buildings within the Historic District; three are listed as background buildings, and sixty-four are identified as intrusions. Sixty-six of the contributing buildings were designed by the nationally prominent architectural firm of Holabird & Roche in the late 1880s and early 1890s. They include officers' quarters, barracks, stables, a drill hall, and other service and institutional buildings, including the tall

water tower that dominates the fort. Another twenty-six buildings were constructed in a historically compatible style from standardized plans by the Office of the Quartermaster General between 1905 and 1910. Five buildings were built by others. Although little mention is made in the landmark form of the important contribution of landscape architect Ossian C. Simonds, he is responsible for the layout of the roads and the placement of the buildings in relation to the parade grounds and the Fort's overall streetscape. The Historic District today possesses much of its original integrity as an important cultural resource to the region and the nation.



Map of Deerfield and West Deerfield Townships, 1907. Standard Atlas of Lake County, 1907. [SH: crop]

B. Base Closure

Fort Sheridan was selected for closure in 1988 and officially ceased operations as a U.S. Army installation on May 28, 1993. Of the 714 acres at the base, the U.S. Army has retained two parcels of 114 acres, which continue to serve Army Reserve missions. The Navy purchased 185 acres from the Army for use as military housing and office functions; 415 acres remained as surplus property for disposal by the Army. Of the 415 acres of surplus property, 230 acres comprise the National Historic Landmark District and the remainder is open space. Congress established the process for disposing of the surplus property to fulfill its obligation to preserve the historic resources located at the fort. In 1995, President Clinton signed into law the Military Construction Appropriations Act of 1996, which included under Section 125A the transfer of up to 290 acres to the Lake County Forest Preserve District at no cost, including 60 acres within the National Historic Landmark District. This legislation also permitted the Army to conduct a negotiated sale with a Local Redevelopment Authority (LRA) for the balance of surplus property and the Historic Landmark District. Approximately 140 acres of the surplus property will be purchased from the Army by an LRA composed jointly of the municipalities of Highland Park and Highwood. The LRA will subsequently sell to a master developer, who will be responsible for the comprehensive management, improvement, and sale of the property. Following the completion of the improvement project, the management of the cultural resources of the Fort will be turned over to individual property owners, the property owners' association, the conservation easement holder, and the municipalities. To ensure that future changes at the Fort are done in a manner that maintains and preserves their cultural importance, this Cultural Resource Management Plan (CRMP) has been prepared.

C. The Importance of the Cultural Resource Management Plan

The Cultural Resource Management Plan created for the National Historic Landmark District at Fort Sheridan occupies a unique position. It is the first such plan designed for a National Historic Landmark District where the property will be turned over from the Army to private hands. The CRMP provides guidelines to enable the designated developer and subsequent owners

of property within the National Historic Landmark District (the Historic District) at Fort Sheridan to maintain and manage the cultural resources of the Fort after the property has been transferred from the Federal Government's control. A Cultural Resource Management Plan must be submitted to the Department of the Army by the LRA under the Programmatic Agreement among the Department of the Army, the Illinois Historic Preservation Officer, and the Advisory Council on Historic Preservation for the Base Closure and Disposal of Fort Sheridan, Lake County, Illinois.2

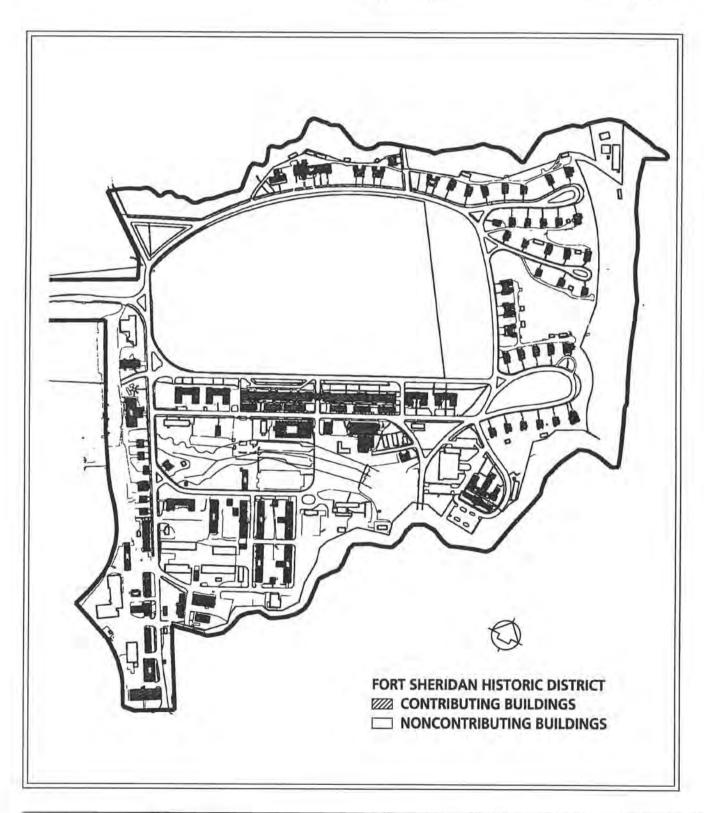
The intention of the CRMP is to provide a foundation for the preservation of the important cultural resources that are Fort Sheridan. This includes its significant architectural, landscape, historic, and archeological features. The plan does this by creating a framework with enough flexibility so that future changes can be made as required. It recommends changes for the adaptation of the many buildings of the Fort into a cohesive residential community and it seeks to ensure that the individual investments made by future property owners are not devalued or otherwise adversely affected by the inappropriate alterations made by the actions of others. In this way the CRMP seeks to preserve historic buildings within a significant landscape, while it also protects the real economic value of homes and properties within a planned community. The plan is prescriptive as it must be, but also flexible as it should be. In this way it accommodates changes necessary to retain its viability as a desirable residential community.

D. What the CRMP Contains

This Cultural Resource Management Plan begins with a brief historical overview. Following that, an inventory of cultural resources is presented. This inventory includes, for each building type, a physical description, a visual assessment of current condition, and guidelines for future alterations. There are also guidelines for landscape and townscape elements grouped by specific zones within the district. Next, there are guidelines for compatible new construction in places where new development is appropriate. A summary of the master planning process to date is described, noting some of the shortcomings of earlier planning efforts. The Fort Sheridan Joint Planning Committee concept plan is outlined, along with conflicts that led to subsequent revisions. Finally, management procedures are outlined. The suggested procedures are careful to strike a balance between the community's interest in preserving its rich historic and

architectural legacy, and an individual property owner's need for a home that suits his or her lifestyle requirements.

This management plan will be reviewed and approved by the Illinois Historic Preservation Agency.



The site plan for Fort Sheridan grew out of its unique location high on the bluffs of Lake Michigan in an area cut by deep ravines. Its history is intimately tied to Chicago's, for without the labor unrest of the 1870s and 1880s, the Fort would not have been built. Architecturally, the Fort is a masterpiece, linked to two of Chicago's most influential designers - the architectural firm of Holabird & Roche and the landscape architect Ossian C. Simonds.

A. Geological History

Fort Sheridan is located on the Highland Park glacial moraine, also known as the Valparaiso glacial moraine, formed by retreating glaciers.3 The area was heavily forested and very fertile. It initially was drained by six streams flowing eastward through deep ravines, filled with native flora and fauna, into Lake Michigan. The glaciers, wind, and waves that formed the lakefront carved out the ravines. Today they are named Hutchinson, Wells, Bartlett, Van Horne, Shenck, and Janes Ravines after men associated with the Fort's history.



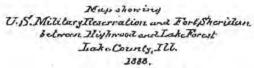
Scene near Fort Sheridan. Bluffs along Lake Michigan. Susan S. Benjamin Postcard Collection

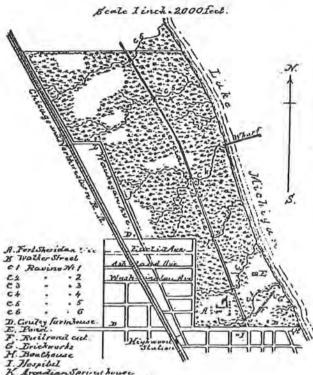
B. Early History of the Fort Sheridan Area

The site of Fort Sheridan was located on an old trail between Green Bay, Wisconsin (established as a French trading post and mission ca. 1670) and the area that was to become Chicago. This trail was used by Native Americans traveling between their hunting grounds and villages in and around Chicago and trading posts in Wisconsin. Known as the Green Bay Trail, it extended north through Chicago along what is today North Clark Street. It stayed near the lake shore, and when it approached the area of Fort Sheridan, the trail skirted ravines to Highwood and continued north across the post's rifle range.4 Although it was originally used by Native Americans, settlers who arrived in the area traveled the trail between trading posts. In order to facilitate safe passage for the early settlers along this thoroughfare, troops arrived to assist them so that the trail was also known as Military Road.5 After 1833, when the Potowattomi ceded all that remained of their land in Illinois to the United States (including Lake County and the land that is Fort Sheridan), trade expanded, causing increased traffic along the trail. The road that travels along much of the trail's original route is known today as Green Bay Road.

A small community named St. Johns was settled in the 1840s. It was situated on a bluff overlooking Lake Michigan in the southeast corner of what was to be the site of the Fort, and south of what became the Historic District. Although the town, which was inaccessible by road, never became the shipping center its founders imagined, it contained logging, lumbering, leather tanning, brick making, iron casting, and a long pier that was used to ship lumber harvested on site.

The settlers who came to the area were mostly immigrants from Ireland, Germany, and the Scandinavian countries. They were predominantly self-sufficient people who toiled under difficult conditions and shipped their goods to Chicago. Because of the heavily forested land, the deep ravines, and the shoreline location, mid-century settlers never considered the present-day site of Fort Sheridan advantageous for farming. (The flat fertile prairie land west of the Fort, valued for its productivity, was more often selected by the settlers for their farmland.) At one time real estate speculators planned to make the area a summer haven for Chicago's wealthy families. This plan was abandoned after the depression of 1873.6





Map of site of Fort Sheridan, 1888. View from the Tower: A History of Fort Sheridan, p. 12

By 1870, Chicago was a growing commercial center with a population of 300,000 and, because of its central location, viewed as the gateway to the west. It also served as home to the Division of the Missouri, an army division quartered there to protect the city's residents. Commanded by the great Civil War General Philip H. Sheridan, the division was responsible for maintaining law and order in the frontier region.

General Sheridan's expertise was needed almost immediately in Chicago. On October 8, 1871, the Great Chicago Fire destroyed 18,000 buildings and left thousands homeless. In the chaos that followed, looters and pillagers went on a rampage. To control the situation, Chicago Mayor Roswell B. Mason declared martial law and put General Sheridan in charge. Largely praised by Chicagoans for his tireless struggle to restore peace and order to the city, General Sheridan organized extensive relief efforts for the homeless and needy and called in infantry from the frontier to mitigate damages. Martial law was only temporary, however, and removed on October 23, 1871.



General Philip H. Sheridan. Lake County (IL) Museum, Regional History Archives, 95.32

General Sheridan remained in Chicago until 1883, when he was reassigned to the War Department in Washington, D.C. By this time he had received the nation's highest military office—Commanding General, United States Army.

C. The Founding of Fort Sheridan

In the 1870s and 1880s, the City of Chicago suffered from labor unrest that ultimately led to the establishment of Fort Sheridan. The turmoil that continuously flared up between labor and management climaxed in the infamous Haymarket Riots of May 1886. Members of a labor party had assembled at Haymarket Square in Chicago to air their grievances. When a local policeman threatened to use force to disband the crowd, the meeting disintegrated into a riot. A bomb was thrown into the crowd; seven people were killed and at least sixty-five people were wounded. Troops from Fort Leavenworth, Kansas, were summoned to quell the uprising, but further riots, such as those at the McCormick Reaper Works, continued throughout the year, resulting in uneasiness among Chicago's prominent industrialists.

The effectiveness of U.S. troops in controlling matters after the 1871 fire and the mob action following labor-management disputes left an impression on Chicago business leaders. Prominent businessmen and politicians, including George Pullman, Marshall Field, and Senator C. B. Farwell, pressed for the establishment

of a permanent military presence in Chicago. In a meeting of the Commercial Club of Chicago in 1886, at which General Sheridan was present, Marshall Field delivered an address defining plans for such an installation, and in June of that year, three members of the club petitioned the Secretary of War to select land in the vicinity of Chicago for a military installation. The official reason, however, was not to squelch an unruly work force, but to establish an "artillery school and military station" in the area.7



From Michael J. Schaack, Anarchy and Anarchists, 1889

The War Department accepted the proposal to build a military installation and by July a team of officers, which included General Sheridan, had selected a location known as the Highwood Tract for recommendation to the Secretary of War. This 632-acre site was secured by the Commercial Club, donated to the government and accepted by joint Congressional resolution, dated March 3, 1887. John A. Logan, chairman of the Military Affairs Committee, sponsored the resolution, taking pains to assure his opponents that the acreage was truly a gift and that the army was requesting no additional appropriation.8 The deed for the property was signed October 6, 1887.9 Legally, the Commercial Club could neither own nor donate real property and, in fact, the Commercial Club of Chicago is not mentioned in the deed. 10 A Commercial Club consortium of Adolphus C. Bartlett, Charles L. Hutchinson, and John J. Janes and their wives acted as intermediaries and served as grantors named in the deed. Subsequently, three ravines were named after these three members of the club. The realty consideration amounted to \$10,11 although Congressional records indicate that the club actually paid \$300,000 in

cash for the land.12 The post was called the "Camp at Highwood."

The first regiment arrived on November 8, 1887, which is recognized as the date the post was established. Eighty-four men commanded by Major William Lyster came from Fort Douglas, Utah. Timing was such that Lyster's troops arrived at Fort Sheridan three days before the execution of the accused Haymarket Riot anarchists. In addition to Lyster's men, 1,200 members of the Illinois National Guard were on placed on alert. The Haymarket crisis, however, passed without Lyster's having to lead his men into Chicago.13

On February 27, 1888, the Camp at Highwood was officially named Fort Sheridan after the general who had played such a significant role in the founding of the Fort. An order was received from the War Department signed by William C. Endicott, Secretary of War, stating, "By direction of the President the new military post at Highwood, near Chicago, Illinois, now called Camp at Highwood, will hereafter be known and designated as 'Fort Sheridan,' in honor of Lieutenant General Philip Henry Sheridan, U.S. Army."14 The order was issued by the Adjutant General, "By command of Lieutenant General Sheridan."14 General Sheridan visited the post on May 5, 1888, and received his last review of troops. He died August 5, 1888.

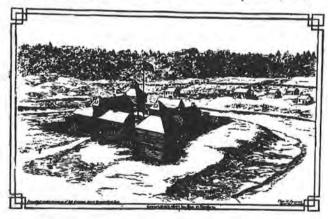
D. Construction of the Fort

The first two years of Fort Sheridan's existence proved to be difficult, Major Lyster and his men faced harsh winter conditions, bivouacked in conical walled tents without floors, then in temporary wood barracks.15 Despite Lyster's constant efforts to push through red tape, funds were lacking and his force was ill equipped, lacking adequate food, clothing, and heat. The soldiers spent the winter of 1887 cutting away uncleared brush to make way for construction. It was not until 1889 that Congress appropriated \$300,000 for the construction of permanent structures-to accommodate six infantry companies and four cavalry troops on the base. The appropriation also included money for the construction of the water tower, a wharf, a cemetery, and a rifle range. By the time Major Lyster ceded his command on September 2, 1890, construction of the Fort was well under way.16

The location of Fort Sheridan was excellent for building an army installation. There was an abundance of natural material for the construction of buildings and roadways. Sand and gravel could be taken from Lake Michigan in unlimited quantities, and clay suitable for manufacturing brick was readily available in quantity on site. A spur track was built from the adjacent Chicago and Northwestern railroad line to the Fort to transport construction materials. From a standpoint of aesthetics, the acreage was a superb site—with lake views, beautiful trees, lush vegetation, and deep ravines. In addition, the ravines could serve as a valuable training ground, used by cavalry and infantry for maneuvers.

1. Construction Background

Fort Sheridan was planned and constructed during a period of transition in national policy that signaled the closing of temporary frontier posts and the establishment of permanent garrisons of troops at strategic points throughout the United States. By the late 1880s the old stone and masonry forts built along the Atlantic coast to protect the nation from invasion were obsolete and abandoned; the emphasis had turned to a dispersed system of smaller artillery units and gun batteries. In the West, forts had been scattered all over the frontier with the primary mission of protecting settlers and subduing hostile Native Americans. These forts were usually small, built



Engraving, Fort Dearborn, Chicago. Example of hollow square plan.
Created by George M. Fergus. Chicago Historical Society, Prints and Photographs
Division, ICHI-03038

only to house a few companies of soldiers and constructed in response to some particular problem on the frontier. Built for defense, they were laid out in a hollow square plan in which buildings were constructed around a central parade ground. A good example of this building type was Fort Dearborn in Chicago.

Living conditions were usually substandard due to the rapidity of construction and the use of poor-quality construction materials. With the closing of the Western frontier by 1890 due to unprecedented pioneer settlement, the end of the Indian Wars, and the forced resettlement of Native Americans into reservations, there was less need for numerous smaller garrisons, and the emphasis turned to the establishment of fewer, larger, more permanent installations.¹⁹



Captains' Quarters, Logan Loop (#10-13), ca. 1900. Lake County (IL) Museum, Regional History Archives, 92.24.807

As new posts were being constructed, there was an increased concern for hygiene and the improvement of living conditions.²⁰ The Quartermaster Department, U.S. Army, addressed these issues, assuming the role of contracting officer and hiring architects and planners rather than overseeing site and building construction as had been done previously. The architects generally brought with them the prevailing eclectic design styles of the day as well as popular site planning principles.



Stable (#43), ca. 1900. Lake County (IL) Museum, Regional History Archives, 95.32

Examples of preferred styles included Italianate, Queen Anne, and Romanesque Revival; planning ideals centered on the Beaux Arts philosophy, which "emphasized monumentality, symmetry, classical ornamentation and hierarchy in support of civic institutions."21 The layout of Fort Sheridan is based on the traditional hollow square plan, but the buildings were designed with permanence in mind to conform to popular stylistic preferences. They are predominantly Richardsonian Romanesque in style, constructed of brick and monumental in stature.22 At Fort Sheridan, this style is characterized by monumental masonry construction and round-headed arched openings as seen in the Captains' Quarters and Stables.

2. Design of the Fort

Contracts for army post construction were the responsibility of Brigadier General Samuel B. Holabird, Quartermaster General of the Army. No doubt prompted by his desire to help out his son's newly formed architectural firm, he awarded the commission for designing Fort Sheridan to Holabird & Roche. Shortly after, in 1896, legislation was passed that expressly prohibited the employment of a private architectural firm to design military installations except by special act of Congress.



Aerial photograph of parade ground. View east, 1908. Collection, Highland Park Historical Society

Holabird & Roche were later to receive worldwide recognition for pioneering the skeletal frame skyscrapers that characterize the Chicago School of Architecture - such well-known early office buildings as the Marquette Building, 140 South Dearborn Street (1894), and the Chicago Building, 7 West Madison Street (1904). Fort Sheridan, however, was one of their first major commissions.

Upon receiving the commission to design Fort Sheridan, William Holabird and Martin Roche immediately brought in their former partner, landscape architect Ossian C. Simonds. (They had all worked in the

architectural office of William Le Baron Jenney, then formed a firm together that lasted from 1880 to 1883, Holabird, Simonds & Roche.²³⁾ The resulting plan, with its gently curving roads, reveals Simonds' naturalistic approach and reflects the streetscape patterns of the adjoining suburbs of Lake Forest and Highland Park.



Guard House (#33), ca. 1911. Victoria Granacki Postcard Collection

Records indicate that Holabird & Roche were first commissioned to work on plans for an army installation in 1884 (even before the Haymarket Riot).24 Design for the permanent buildings, however, likely began in 1887-1888, after March 3, 1887, when Congress officially established the Fort.25 By 1891, designs for the early buildings were complete. These included basic utilitarian structures such as the Pumping Station (#29) and the garbage incinerator as well as the Guardhouse (#33), Water Tower (#49), and Barracks (#48, #50), these last three completed in 1893.



Water Tower (#49) and Barracks (#48, #50), ca. 1900. Susan S. Benjamin Postcard Collection

The center of the post's hollow square plan was the 54-acre irregularly shaped oval parade ground. On the south side of the oval stood the 228-foot water tower, now lowered to 167 feet, said to be modeled after the Campanile at San Marco in Venice.26 From its early days, Sheridan Road, the major artery of the North Shore, ran through the Fort and passed under the

tower's handsomely ornamented central archway. The road continued around the parade ground to Waukegan Avenue where it linked up with Old Elm Road, which exited the Fort between rows of trees.



Bachelor Officers' Quarters and Mess (#31), ca. 1900. Lake County (IL) Museum, Regional History Archives, 95.32

On either side of the tower stretched 1,000 feet of barracks. Directly across the parade grounds stood the Bachelor Officers' Quarters and Mess (#31). Officers resided in single-family homes along quiet residential loops on the bluffs overlooking Lake Michigan. The size of their homes was based on rank. Since officers and enlisted men existed in different social worlds, the location of housing in the hollow square plan reflects this separation of rank, with the enlisted men's barracks (#48, #50) located to the south, closer to the Fort's functional structures—the Army Mess Hall and Central Heating Plant (#47), Infantry Drill Hall (#60), Guardhouse (#33), Stables (#42, #43, #62, #63, #65, #80), Quartermaster and Commissary Storehouse (#35), and Ordnance Storehouse (#88). The northern end of the post was left largely undeveloped except for a cemetery and a rifle range.



Mess Hall, ca. 1900. Army Mess Hall and Central Heating Plant (#47), Infantry Drill Hall (#60).

Lake County (IL) Museum, Regional History Archives, 92.24.1215

There is a cohesiveness of design shared by the buildings designed by Holabird & Roche. All of the masonry buildings were constructed of cream-colored brick made on the post, and most share a similar Richardsonian Romanesque vocabulary. Adjacent to the lake, at the east end of Logan Loop, the Post Commanders' Residences (#8 and #9) were designed in the Queen Anne style, resembling similarly designed residences in nearby Highland Park. Each has a corner tower, a front-facing gabled dormer, and a front porch and is trimmed in Romanesque Revival terra cotta ornamentation. The picturesque style of these two large imposing buildings sets them apart from the brick gable-front homes that were Captains' (#10-13, #18-20, #53, #54, #73-76) and Lieutenants' (#3-7, #15-17, #21-27, #56) Quarters.



Post Commander's Residence (#9), date unknown. Lake County (IL) Museum, Regional History Archives, 92.24.1639

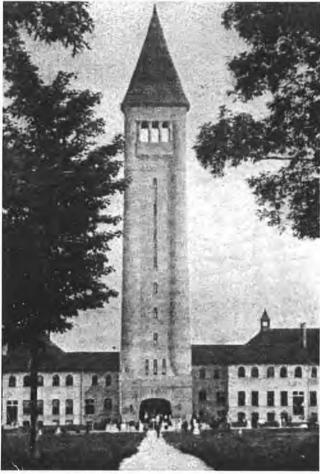
This housing, the Barracks, and the service and institutional buildings designed by Holabird & Roche have a sense of solidity and restraint, arched entrances, arcaded openings, simple brickwork, and elegant but spartan stone and terra cotta ornamentation.



Quarters, Logan Loop (#10-12), date unknown. Lake County (IL) Museum, Regional History Archives, 92.24.343

The tower, which originally had a more steeply pitched roof, resembles Richardson's design for the Allegheny

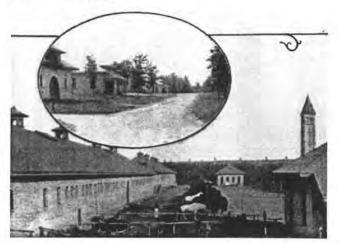
County Courthouse in Pittsburgh, Pennsylvania. Other buildings that are not specifically Romanesque in derivation, the more picturesque Non-Commissioned Officers' Housing (#30, #46, #52) with gabled dormers and front porches, are reminiscent of Richardson's more informal shingle style designs of the 1870s and 1880s found in Newport, Rhode Island, and Cambridge, Massachusetts.



Water Tower (#49), ca. 1900. Susan S. Benjamin Postcard Collection

The buildings designed by Holabird & Roche are characterized by a sense of grace and, through their use of brick and limestone, permanence. During the period the Fort was built, because of the growing attention paid to the needs of the soldier, the residences were designed with a concern for architectural detail and comfort of living. At the same time, expressing the regimentation of the army was primary. The formal relationship of the tower (designed with an opening large enough to accommodate a platoon marching for review) to the

parade grounds reflects the pomp and ceremony associated with military life. The number of stable buildings, a veterinary hospital, buildings for saddlers, stable guards, and blacksmiths, and their design excellence indicates the important role that the cavalry played in army life.



Cavalry Stables (#42, #43, #62, #63, #65, #80) and Saddler's and Stable Sergeant's Buildings (#44, #72, #78), date unknown. Lake County (IL) Museum, Regional History Archives, 92.24.1993

Although not designed by Holabird & Roche, the buildings designed by the Office of the Quartermaster General between 1905 and 1910 are similar to the Holabird & Roche designs in size, scale, and materials. Generally classical in design, they vary in detailing from the earlier designs but are a handsome and integral part of the fabric of the Fort. The quartermaster-designed buildings include the Field Officers' Quarters (#28), a single family residence with a broad front porch and gable roofs at the southeast end of McArthur Loop;



Bachelor Officers' Quarters (#32), date unknown. Lake County (IL) Museum, Regional History Archives, 92.24.362

the Lieutenants' Quarters (#92, #95-97) and Captains' Quarters (#93, #94), with gracious front porches, located along the east and north sides of the parade

ground; the Bachelor Officers' Quarters (#32); the Ushaped Cavalry and Artillery Barracks (#81-84); the Company Kitchens (#103-108); Hospital Corps and Sergeants' Quarters (#45, #102); Stables (#86, #98); the Blacksmith Shop (#61); and the Theater (#180).



South Side of Barracks and Company Kitchens (#103-108, #48, #50), ca. 1920. Susan S. Benjamin Postcard Collection

3. The Designed Landscape: Ossian Cole Simonds

The landscape plan of Fort Sheridan is credited to Ossian C. Simonds, one of the country's most significant landscape architects of the period. At the turn of the century, when it was fashionable to lay out "showy" foreign plants in formal arrangements, Simonds, along with Chicago landscape architect Jens Jensen, developed a new regional school of landscape design that focused on the use of native plant material and respected the existing terrain. This style was later given a name by Wilhelm Miller, professor of landscape architecture at the University of Illinois: "The Prairie Style."27

Ossian Simonds, who was born near Grand Rapids, Michigan in 1855, studied civil engineering and architecture at the University of Michigan, graduating in 1878. After two years in the office of William LeBaron Jenney and three years in partnership with Holabird and Roche, he established the practice of landscape-gardening (as it was then known). He contracted with his former partners to "lay out the grounds and attend to the landscape-gardening effects."28 Fort Sheridan was an important early commission for Simonds, though he is best known for his work enlarging Graceland Cemetery into the great park-like environment that exists today.

Using trees, shrubs, and flowers to create harmonious effects through color, contrast of light and shadow, and pleasing natural outlines was Simonds' goal.

Plantings were to frame attractive vistas and subtly camouflage intrusive elements. Simonds' philosophy is clearly demonstrated at Fort Sheridan, where the profile of his curving streetscape reflects the natural ravine-cut topography, and the composition of trees, particularly on the periphery of the parade ground, contains native plant material including oaks, maples, and lindens.

Scattered recently planted evergreen shrubs sometimes obscure Simonds' desire to create beautiful views and provide a pleasing framework for the Holabird & Roche buildings; however, early photos, postcards, and maps as well as illustrations of Simonds' designs for parks, cemeteries, and residential areas and his book Landscape-Gardening, published in 1920, provide information on Simonds' original intent.29

Many specific characteristic features of Simonds' plan for the Fort are noteworthy. The parade ground provided enough space for drilling and review yet, forming an irregularly shaped oval, captured the essence of the nearby prairie landscape. Simonds created a broad view by using irregular masses of trees and shrubs to establish an indefinite border that made the open space seem to extend beyond its actual boundaries. Leonard Wood Avenue and the adjacent sidewalks were routed in wide curves around the edges of the parade ground, creating an ever-changing perspective as one rode or walked around the space. Where roads join the drive around the parade ground, small triangular islands were formed, which is a signature of Simonds' design.



McArthur and Scott Loops, date unknown. Lake County (IL) Museum, Regional History Archives, 92.24.347

On the east side of the parade grounds the three roads forming loops-McArthur Loop, Scott Loop, and Logan Loop-that contain the officers' housing surround

teardrop-shaped islands. Simonds' curves were never regular segments of circles. The three officers' loops vary in size according to the amount of space between the ravines that separate them and are characteristically sympathetic to the existing natural terrain. View corridors, such as those to the lake created by these loops, and that directly across the parade grounds through the tower opening, are typical Simonds' features. The location of the winding road at the base of Bartlett Ravine designed to connect the Fort and the town of Highwood with the wharf that was originally constructed at the lakefront can probably be attributed to Simonds.30

Ossian Simonds' historic importance rests with his achievement of infusing the prairie spirit into the world of landscape design, even before the more celebrated Jens Jensen laid out many of the Midwest's most beautiful parks and estates. Although the original landscape plan for Fort Sheridan has not been locatedif indeed it was ever put on paper- the results of Simonds' work are clearly evident. Like the environments he created for parks and estates throughout Illinois, Fort Sheridan is characteristic of his design philosophy and one of very few major landscape designs on the North Shore that bear his imprint,

E. Activity at the Fort

1. The Early Years: 1890-1910

According to an account of the early buildings by an unknown employee of Holabird & Roche,31 by 1890, the general layout of the Fort was in place, roads, sewers, and water mains were laid, and the Pumping Station erected and equipped on the lake shore below the high bluff.32 The Officers' Quarters, Barracks (#48, #50), Guardhouse (#33), Stables (#42, #43), Bakery (#34), Quartermaster and Commissary Storehouse (#35), Workshops (#36), and Veterinary Hospital (#38) had been completed or were well on the way to completion and the Water Tower (#49) was in use although not entirely finished. The Fort was ready for its first major assignment.

Fort Sheridan's first military activity began after the Battle of Wounded Knee, which took place in South Dakota in December of 1890. A group of the defeated Lakota tribe were imprisoned at the Fort. By 1894, two years after they were gone from the Fort, all of the

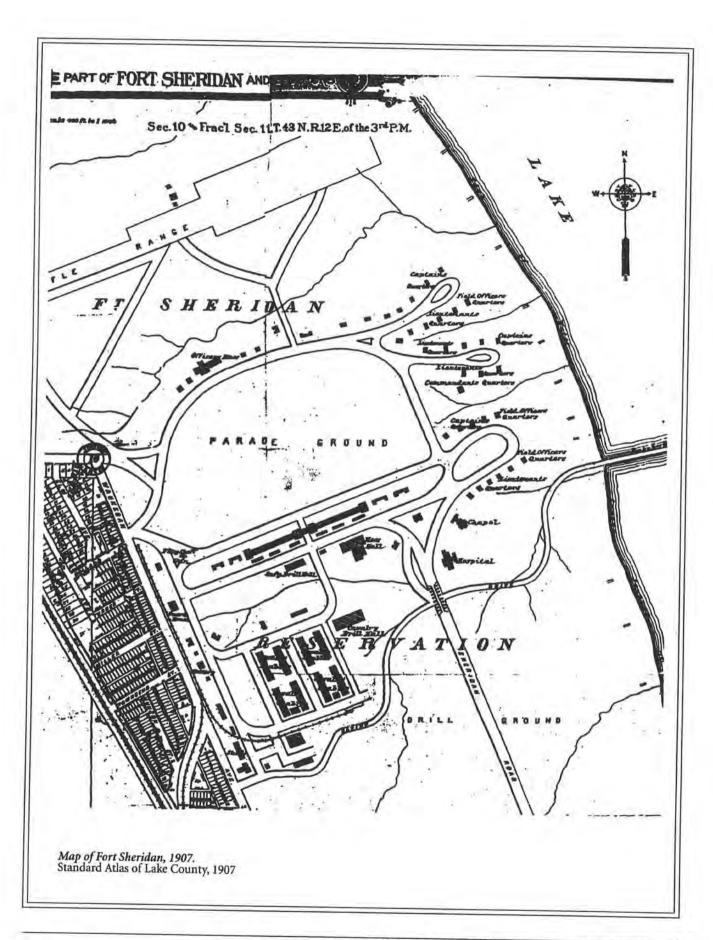
individual buildings designed by Holabird & Roche were completed. These included the Officers' Housing. Bachelor Officers' Quarters and Mess (#31), the Quartermaster Stables Guardhouse (#37), the Saddler's and Stable Sergeant's Buildings (#44, #72, #78), the Gun Shed (#89), the Army Mess Hall and Central Heating Plant (#47), the Infantry Drill Hall (#60), a Magazine (#57A), Ordnance Storehouse (#59), the Dead House (Morgue) (#87), a Blacksmith Shop (#61), and the Fire Station (#79). A small Cold Storage House (#100) was built in 1897, though the architect is unknown.



Guardhouse without side wings, date unknown. Lake County (IL) Museum, Regional History Archives, 92.24.1638

In June 1894, Fort Sheridan played a role in the Pullman strike when disagreements between union officials and management of the giant railroad car company erupted in violence. From the time of conception, Fort Sheridan's mission had been to respond to domestic uprisings, and this purpose was exercised during the Pullman dispute when President Grover Cleveland ordered the 15th Infantry and the 7th Cavalry from Fort Sheridan to deter further confrontation at the Union Stock Yards. The measures taken by the army during the Pullman strike proved to be successful in restoring peace and order in the city, and it was the last time Fort Sheridan would serve its original purpose as a domestic peace keeper.33 In 1898, the Fort served as a temporary transit center for troops on their way to fight in the Spanish-American War.

In these early years, Fort Sheridan became known locally as a "Cavalry Post."34 Cavalry officers were always highly regarded, leading to Fort Sheridan becoming a social hub of the North Shore. There were balls and



receptions at the Officers' Club and other social activities including guard mounting ceremonies, drills and parades, band concerts, and polo matches with nearby wealthy residents.35 This aspect of Fort life, however, was limited to the officers and did not extend to the enlisted men.



Officers of the Cavalry Squadron, date unknown. Lake County (IL) Museum, Regional History Archives, 92.24.989

During the first decade of the twentieth century, a considerable amount of construction took place at the Fort. Holabird & Roche did not play a role except for designing wings that added space to the guardhouse in 1905-1906. All of the other new construction was done by the Office of the Quartermaster General except for the Post Office (#66), built in 1907, and the Post Hospital (#1, #2), built in 1893 and 1905-1906. The hospital buildings were built by the Office of the Surgeon General. It is unknown who designed the Post Office, but the National Historic Landmark nomination states that it might have been built by the Post Engineer.36 Because of the importance of the cavalry and artillery units to the army, four large structures were built, two on each side of the existing barracks, in 1905 (#81-84). These U-shaped buildings stand 21/2-stories. This same year a 21/2-story house (#28), in the American Foursquare style, was built on the lake at the south side of McArthur Loop to serve as the Field Officer's Quarters (the house of an officer ranked Major through General). In addition, the Office of the Quartermaster General built four 21/2-story cross-shaped duplex homes, three on the north side of the parade grounds and one on the east side, just north of the houses facing Logan Loop. These were to serve as Lieutenants' Quarters (#92, #95-97). Two slightly larger duplex homes were built on the east side of the parade grounds to serve as Captains' Quarters (#93, #94). A Quartermaster Storehouse (#85) was also built. In 1907,

Bachelor Officers' Quarters (#32) were constructed to the west of the existing Bachelor Officers' Quarters and Mess (#31) that had been designed by Holabird & Roche. In 1907-1908, six narrow buildings that served as Company Kitchens (#103 - 108) were constructed south of the barracks. Two large Stables (#86, #98) were built on Lyster Road, increasing the number of structures needed to service the cavalry. In 1910, two structures were built as Hospital Corps and Sergeants' Quarters (#45, #102) near the southwest corner of the parade ground. No construction of significance occurred again until the 1930s. Only nonpermanent structures were built.



Cavalry Barracks (#81, #82), ca. 1908. Susan S. Benjamin Postcard Collection

2. 1910-World War I

Civil disturbances in Mexico between 1910 and 1916 and the war then beginning in Europe made Congress aware of the country's state of unpreparedness. This attitude was profoundly felt at Fort Sheridan when units departed from Fort Sheridan to handle Mexican border skirmishes. The War Department recognized the responsibility the country had in playing a greater role in international affairs and the likelihood that the United States would have to enter the conflicts.

Throughout the country an emphasis was placed on training and readiness, and changes at Fort Sheridan during this time greatly reflected this new mission. Before the early twentieth century, America had relied on a small standing army for its defense, but as international tensions grew, the nation realized that this kind of



Military training in trenches, ca. 1917. Lake County (IL) Museum, Regional History Archives, 92.24.276

army was not equal to the task of protecting the nation and its growing population. The need was for training a standby force of men prepared for deployment in case of war. Major General Leonard Wood, Commander, Department of the East between 1910 and 1914, believed future wars would see the greater part of the fighting done by these men. He initiated the reserve training camps independent of state and National Guard structure.



Drilling in front of Barracks, ca. 1920. Susan S. Benjamin Postcard Collection

Fort Sheridan was to serve as the site of the nation's the first Reserve Officers Training Camp (ROTC). It was held in the summer of 1917 for 2,500 men. A second one immediately followed. To accommodate these large numbers in what had previously been a camp with few barracks, rapid construction commenced. The result was a village of sixty buildings constructed west of Patten Road and south of Bartlett Ravine. In addition, another twenty-four buildings were constructed in the eastern section of the camp all south of Bartlett Ravine outside the historic district. Approximately 5,800 men who had completed three months'

basic training in the two successive camps were commissioned as officers in the Army Reserve, applying in combat what they had learned in their training at Fort Sheridan, The type of training at the Fort reflected the situation in Europe at that time. For infantry and field artillery training, a large trench system was built that emulated those used in the actual European conflict; the men also trained in the areas of drill, horse care, and communications. In addition to providing infantry and field artillery training, the camps maintained significant coast artillery (antiaircraft) and cavalry units.38 Today Leonard Wood Avenue, encircling the parade ground, commemorates the general's role in establishing reserve training at Fort Sheridan.

3. World War I

The Reserve Training Camps provided a logical expansion into training centers following the Declaration of War on April 6, 1917. Fort Sheridan became an induction and Midwest training center for men entering the Army from Illinois, Michigan, and Wisconsin.

As the war in Europe raged and Fort Sheridan continued its role in recruiting and training young men for battle, it also took on several changes including the addition of what was at that time the largest base hospital in the United States, Lovell General Hospital. During its two years of operation the facility treated some 60,000 patients and kept the great influenza epidemic of 1918 from engulfing the base. Temporary wood structures forming the hospital occupied most of the parade ground and the entire tower complex of buildings between 1918 and 1920.



Soldiers marching by Guardhouse, Automobiles prominent on post, ca. 1930. Lake County (IL) Museum, Regional History Archives, 92.24.1977

Most patients were released and returned to their homes; some were buried in the post cemetery. A sundial was built on the east lawn of the Post Commander's Quarters at the hospital's closing in 1920 as a memento to its tenure. A hostess house of the Young Women's Christian Association, built in 1919, was located in the west area of the parade ground for 24 years before it was razed.

4. The Years Between the Wars

After World War I, several changes occurred that altered the face of Fort Sheridan. These changes, brought about by the introduction of automobiles, tanks, and trucks in battle, included the phasing out of the cavalry as a prominent part of the post and the construction of numerous support structures for automobiles, machinery, and related equipment. Consequently, the field where the cavalry and artillery displayed their expertise with horses was converted to ball fields. A school for automobile mechanics was set up by the Quartermaster Corps in 1941. This school marked the end of an era, as blacksmiths, wheelwrights, and wagonmasters gave way to the all-purpose mechanic.

In 1921, the Bakers' and Cooks' School was established and a large Georgian Revival building (#140), designed by The Stearnes Co. of Chicago, was constructed in 1939 south of the stables on Ronan Road. The school operated through World War II. In 1932, at the intersection of Westover and Lyster Roads, the Theater (#180) had been built in the Georgian Revival style. Throughout the 1930s, Works Progress Administration (WPA) funds were used in the repair and renovation of numerous officers' quarters, outbuildings, and support facilities.39



Civilian Military Training Camp—tent village. Named for General Leonard Lake County (IL) Museum, Regional History Archives, 92.24.1396

In the period between 1920 and 1943, Fort Sheridan remained active as a reserve training facility while retaining its role as a regular army training base. As part of the War Department's mandate to foster a closer relationship between air and ground fighting, the Coast Artillery (antiaircraft) established a major training center at the Fort. The soldiers who trained in antiaircraft units lived in the tent village of Camp Leonard Wood under often harsh conditions until 1939, when a permanent structure, located south of Bartlett Ravine on Patten Road, was built.40

5. World War II

After 1936 the Fort, like others across the country, prepared itself for the possibility that the United States might enter the war in Europe. When the peacetime draft was instituted in 1940, Fort Sheridan became one of four Recruit Reception Centers in the country and was expanded to receive masses of new selectees and recruits from Illinois and other states. Soldiers were received at the Recruit Reception Center, known to the men as "Boomtown," located at the south end of the post. In order to accommodate the heavy influx of new recruits, numerous temporary prefabricated buildings were constructed.41 When the physical requirement for the soldiers became more strenuous, an increased training program was established. Part of that training involved setting up and utilizing an elaborate infiltration course at the post, designed to take soldiers through a simulated battlefield. The infiltration course became a standard training device during World War II.

In 1944, Fort Sheridan assumed administrative control of prisoner of war camps in Illinois, Michigan, and Wisconsin. A total of 15,000 prisoners under this administrative control performed civilian construction jobs, crop harvesting, kitchen police, and other forms of manual labor. When World War II ended, the POW camp that had been at Fort Sheridan closed, and all but nine of the prisoners returned to their homeland (most were from Germany). Those nine are buried in the post cemetery.42

6. The Postwar Years

In the years following World War II, the regular army units stationed at the Fort were sent to main battle areas. During the Korean conflict of the 1950s Fort Sheridan served as a primary reception center. Fort

Sheridan's mission was then expanded to include the support of defense sites protecting a Midwest industrial area that encompassed Illinois, Indiana, Michigan, Wisconsin, and Minnesota. The post became responsible for all logistical support of a network of 33 Nike-Hercules missile sites throughout the country. During the Vietnam conflict, the Fort served as an administrative and logistics center in addition to sending its regular army units into battle areas.

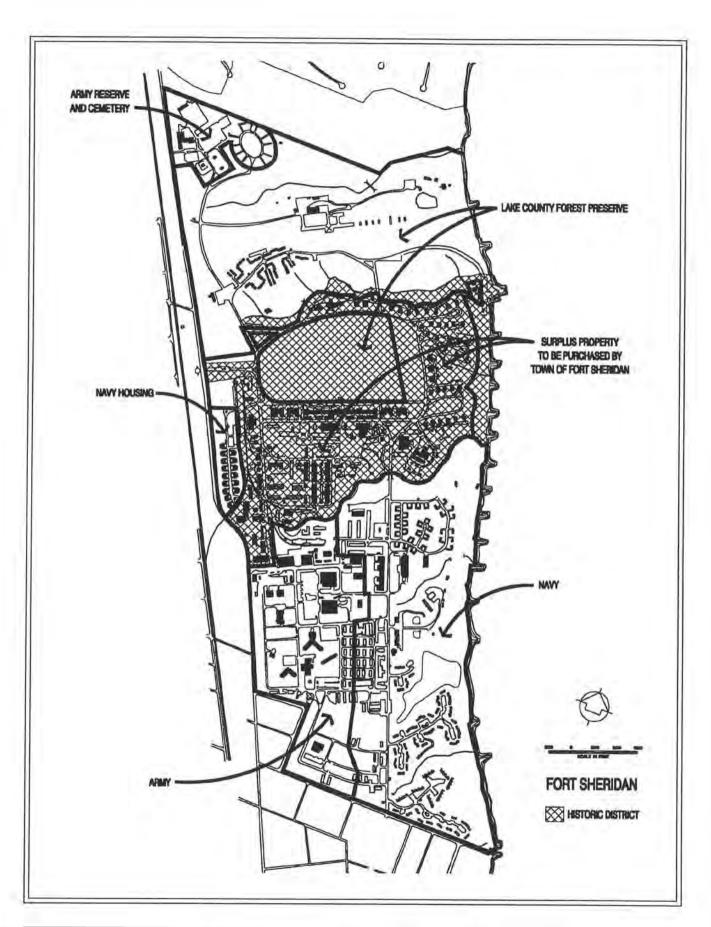


Fort Sheridan entrance, ca. 1965. Lake County (IL) Museum, Regional History Archives, 92.24.949.1

At the end of the Vietnam War, a peacetime army was stationed at the Fort, and Fort Sheridan continued to function as an administrative center. In the early 1970s there were several attempts by Congress to close Fort Sheridan. However, the post endured, and in 1975 it had the largest permanent and civilian contingent in its history.44 In the 1980s, it served as a center for recruiting activities in eleven states. Nevertheless, over the course of the 1980s, construction at the post slowed as its contingent dwindled. There were approximately 1,400 military personnel stationed at Fort Sheridan in 1988, down from 5,000 in 1975. By that time there were no regular combat troops there, and its main function was to supervise reserve activities around the Midwest and to coordinate Army recruiting nationwide. It also served as headquarters to the 112th Military Intelligence Command, the Army Criminal Investigation Command, and a detachment of explosives experts.45

Although the post was among the first to be closed during the initial round of military budget cuts in 1990,46 training and administrative activities continued at the base until it closed. Troops from Fort Sheridan

served actively in Desert Shield and Desert Storm after the post was ordered to mobilize active, reserve, and National Guard units for the conflict.⁴⁷ Following the Gulf War, the army began deactivating units and departing from Fort Sheridan. With this war over and the Cold War relegated to history, Fort Sheridan ended its 106-year military mission. Closing ceremonies took place May 28, 1993.



Cultural Resources: Inventory and Guidelines

A. Validation of National Historic Landmark District Boundaries

The Fort Sheridan Historic District was listed on the National Register of Historic Places in 1979 and upgraded to a National Historic Landmark by the National Park Service of the U.S. Department of the Interior in 1984. The boundaries and structures for inclusion were carefully considered and selected at that time. The boundaries of the National Historic Landmark District are valid as they now stand and should remain unchanged in the future. The designation of contributing and noncontributing historic buildings within the Historic District is valid unless the buildings have severely compromised integrity or are in extremely deteriorated condition. In its September 1993 Literature Review, Architectural Evaluation, and Phase I Archeological Reconnaissance of Selected Portions of Fort Sheridan, the Louisville District Army Corps of Engineers evaluated the significance of the historic designed landscape and recommended that the significant landscape features of the Historic District be recognized. The recommendation is embraced in this Management Plan.48

The 230-acre Historic District is part of the larger 714-acre Fort, which is situated along Lake Michigan approximately 25 miles north of Chicago. The Historic District is bounded on the east by Lake Michigan. The southern boundary follows the south bank of Bartlett Ravine from the lakefront until its termination behind the buildings on the east side of Lyster Road. The boundary then extends southward behind these buildings on the east side of Lyster Road to First Street. It continues west along First Street to the east side of Waukegan Avenue. The western boundary extends north from the intersection of First Street and Waukegan Avenue along a line behind the buildings on the west side of Lyster Road to Leonard Wood Avenue. It extends westward along the south side of Leonard Wood Avenue to Sheridan Road, then north to the north side of Leonard Wood Avenue, and then east until it meets Bell Road. The boundary briefly follows the eastern side of Bell Road until it passes the terminus of Hutchinson Ravine. The north boundary continues along the north bank of Hutchinson Ravine to the lakefront.49

In the 1993 Literature Review, the Army Corps of Engineers had inventoried all the remaining temporary World War II mobilization buildings at the Fort and recommended the potential eligibility of four within the boundaries of the Historic District, Buildings #134, #205, #702, and #723. There are many valid reasons, however, why these should not be listed. Their potential eligibility was noted because they represent a major structural type of the kind built for mobilization of World War II efforts. Three have poor integrity: #134, a general administration building; #205, built as a Service Club; and #702, a general administration building. They are frame structures that have been altered by aluminum siding. All were built as temporary structures from standardized plans. These four structures are required to be thoroughly documented in accordance with the Programmatic Memorandum of Agreement for World War II buildings before any demolition can be undertaken. They have been documented in the HABS/ HAER inventory that is part of the Literature Review.

The significant historic landscape features of O. C. Simonds, which were integrally designed with the architecture, are not specifically recognized in the National Historic Landmark nomination form. This deficiency has been aptly cited in the Literature Review and expanded upon in the Cultural Resource Studies Relating to Fort Sheridan, Illinois: Supplemental Research.50 The distinct public subareas of the Historic District that remain include the centrally located parade ground and surrounding Leonard Wood Avenue; the three loop streets on the lakefront where the officers' housing is located; four major arteries, Whistler, Lyster, Patten, and Ronan roads; and the natural areas - two ravines, Hutchinson and Bartlett, which form the north and south boundaries of the Historic District, and the Lake Michigan bluff. This Management Plan describes the important landscape and site planning features in detail, indicating the significant features of each that should be preserved.

B. Archeological Sites

In 1993 and in 1995, archeological surveys took place to identify and document archeological sites in selected survey tracts at Fort Sheridan within or adjacent to the Historic District. The tracts selected included the areas that were identified in a survey conducted by

Patricia S. Essenpreis for Interagency Archaeological Services - Atlanta in 1979-1980 as potentially containing intact deposits and areas selected by the researchers based on their previous fieldwork in the area.51 Within the Historic District there were eight survey tracts that were investigated and four tracts that were found to contain some prehistoric and historic archeological resources. Their lack of integrity and the limited potential for uncovering further resources suggested no further investigation.

In the National Historic Landmark District, eight tracts were surveyed by Dr. Paul Kreisa and Dr. Kevin McGowen, Department of Anthropology, University of Illinois for the Literature Review, published in September 1993.52 Two further sites were surveyed and published in Supplementary Research, published in July 1995, and the following four were found to contain some prehistoric and archeological resources53:

Survey tract #4 covered approximately 2,100 square meters along the eastern edge of Fort Sheridan. The tract is bounded by the Lake Michigan bluff line on its eastern half and by residences around the Scott Loop on its western side. Two lithic flakes were collected from this tract and recorded as an isolated find. These are prehistoric artifacts that have stone as their primary constituent (11-L-5-IF). The lack of integrity and sparse number of artifacts from this site resulted in the recommendation that no additional work be undertaken.

Survey tract #5 covered approximately 16,800 square meters in the former Parade Ground area of Fort Sheridan. This tract is bounded on its northern and eastern sides by Leonard Wood Avenue, by the golf course on its western side, and by a park with tennis courts on its southern side. The far northeast portion of the tract was found to have an extensive amount of historic debris that potentially dates to the World War II time period and represents a temporary housing tract. The debris scatter was recorded as a historic site (11-L-367). Given the ephemeral nature of the buildings at this site, the disturbance in this survey area due to grading and landscaping, and their relatively recent construction, no additional work was recommended.

Survey tract #11 is a flat grassy lawn located west of the south edge of the parade grounds and east of McKinley Road, an area that covered approximately

25,000 square meters. Some historic debris is present and may represent three buildings constructed after 1890 and destroyed shortly after World War II (11-L-427). Due to the lack of intact deposits encountered and the likelihood that those recovered are secondary in nature, no further work was recommended.

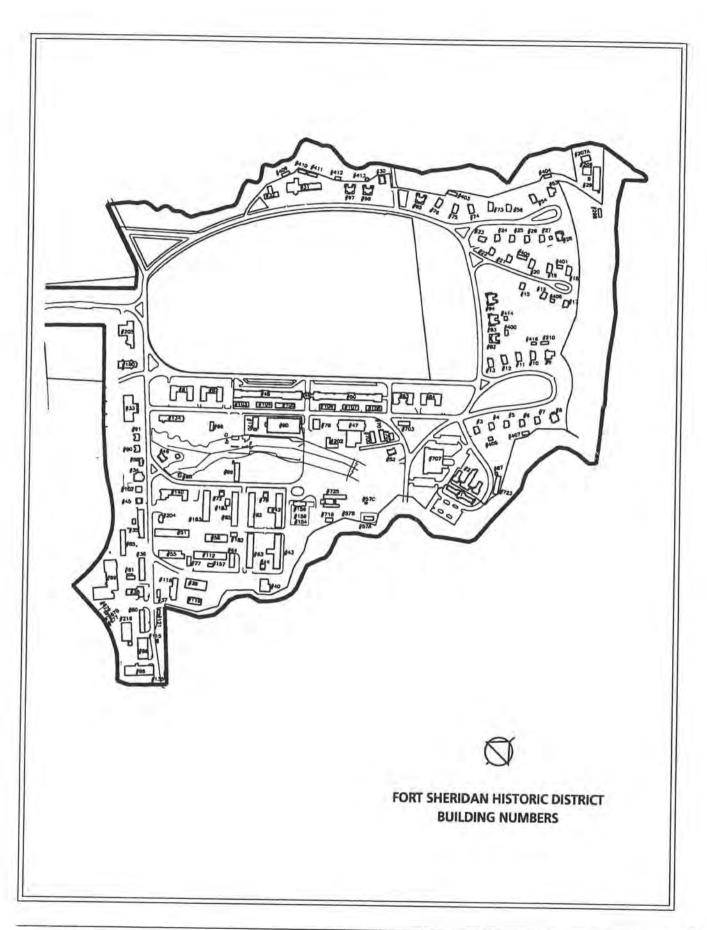
Survey tract #13 is located west of the north edge of the parade grounds and east of McKinley Road, an area that covered nearly 60,000 square meters. The entire tract is part of the golf course; holes 1, 8, and 9 and their associated tees are located in this area. Some historic debris was found in postholes along the boundary fence near the northern end of the tract. It dates to the twentieth century and consists mainly of whole brass cartridges, brass cartridge fragments, and unidentifiable metal pieces. Twenty-four artifacts were collected and all but two are metal. None of the brass cartridges are identifiable due to the amount of oxidation on them, their fragmentary nature, and the lack of identifiable markings. However, it is most likely that the artifacts were deposited prior to golf course construction in the late 1940s. Given the limited potential for intact deposits, no additional work was recommended for this site.

The 1995 survey team reached the following conclusion: Fort Sheridan's location near a major water source, historic trails, and transportation corridors would have made the area favorable for settlement and exploitation. However, human impacts on the landscape, especially since the Fort's inception, have adversely affected the potential for intact archeological remains at the installation. Most of the area at Fort Sheridan has been altered due to construction, landscaping, or other earthmoving activities. This has resulted in the partial removal, if not total obliteration, of archeological resources.54

C. Architectural/Historical Resources

1. Contributing Structures in the Historic District

There are 94 contributing structures in the Fort Sheridan Historic District plus three structures described as "background buildings" in the National Historic Landmark nomination. The period of significant for the structures is 1889 through World War II. They all can be categorized into four basic types houses, barracks, service buildings, and institutional



buildings.55 These types have been determined by the formal characteristics of the buildings as well as by their functions. All the buildings designed by Holabird & Roche are considered significant as the work of a nationally significant architectural firm. They are also considered significant because of their intimate relationship to the original plan of Fort Sheridan laid out by noted landscape architect O. C. Simonds, who acquired a substantial reputation for his naturalistic prairie-style landscapes. The buildings designed by the Office of the Quartermaster General are significant for their association with the original plan and layout of Fort Sheridan and are visually cohesive in design and materials with the Holabird & Roche buildings.

2. General Guidelines for Rehabilitation, Alterations, and Additions

The contributing buildings in Fort Sheridan's National Historic Landmark District, described and recommended for preservation, should be rehabilitated in a manner that respects their historic fabric while providing the flexibility to accommodate new residential use. Where historic elements are replaced to modify buildings for proposed residential use, the design of the elements should be inspired by historic precedent found at the Fort. Additions should be compatible with the historic buildings in scale, massing, height, materials, and roof profile. Detailing that is based on historic elements should display similar quality, character, and craftsmanship as the historic building. Additions should also be sensitive to the surrounding landscape and respect the aesthetic of Fort Sheridan's architectural heritage.

Each building type has its significant qualities, and basic maintenance and repair should be performed to preserve its significance. This should include keeping the windows airtight and in working condition, ensuring the roof and gutters are intact and properly flashed, keeping the foundation watertight, tuckpointing the brick and stone as needed using mortar that matches the existing in color, joint profile, and composition, to the extent reasonably practicable, ensuring any brick replacement matches the original to the extent reasonably possible, keeping the terra cotta in good condition, and keeping the HVAC (heating, ventilation, and air conditioning), electrical, and plumbing systems in working order. Any masonry cleaning should be carried out using the mildest possible solution practicable and water pressure less than 400 psi.

The following alteration guidelines are based on the Secretary of the Interior's "Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings," but are more specific in some areas, and provide greater flexibility in others, because of the unique historic qualities of the district.

In approaching the rehabilitation of the contributing structures, critical historic interior features and spacial configurations should be considered and should be integrated into the design if they are consistent with the design intent of the interior rehabilitation. However, critical historic interior features and spacial configuration will only be reviewed by the Illinois Historic Preservation Agency in accordance with the Secretary of the Interior's "Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings," if the rehabilitation is submitted for Tax Act or tax assessment freeze consideration. The Standards recognize the contribution of critical interior features and spacial configurations and their preservation will be an essential part of the review for tax incentives.

3. Building Descriptions, Conditions, and Alteration Guidelines

RESIDENTIAL STRUCTURES

Lieutenants' Quarters (#3-7, #15-17, #21-27, #56) Holabird & Roche, 1890-1892

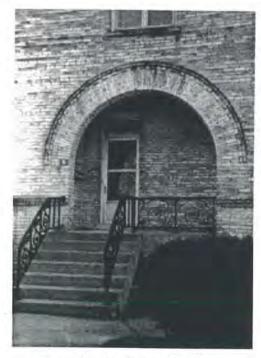
Description: These buildings are Richardsonian Romanesque in style, rectangular in plan, and 2 1/2stories in height. Limestone rubble serves as the foundation, set below cream-colored brick load-bearing walls. The brick is arranged in a common bond. Below the water table, the walls are slightly flared. Chimneys project from the steeply pitched composition-shingled roof. A parapet with stepped brackets and terra cotta coping lines the gable ends. A single gable-roof dormer projects from one side of the building. The main entrance is located on the gable end at a corner recessed behind a porch framed by a Romanesque Revival arch. There is also an arched opening on the side of the porch. Concrete steps with a decorative iron railing lead to the front door. The windows all have wood sashes and vary in type. There is a two-story bay on one side of the

building. Sills are of limestone. Many doors and windows have ornamental brick lintels. A continuous brick stringcourse wraps around the building at the first floor sill line.



Lieutenants' Quarters, Logan Loop (#5-7), 1997. Photograph by Victoria Granacki

Condition⁵⁶: Mismatched brick has been used to replace some of the original cream-colored brick, and glass block with louvers has been used to infill some of the window openings. Some brick and limestone is in need of tuckpointing, and some of the brick is stained. Many of the original windows and doors have been replaced. Metal handrails evidence some corrosion.



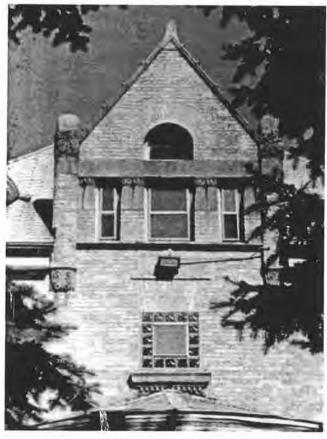
Front entrance to Lieutenants' Quarters (#5), 1997. Photograph by Victoria Granacki

Alteration Guidelines: There will be no material changes to the front and side facades; alterations and additions will be allowed to rear facades. The line of additions may extend back from the rear facade and may encroach only on rear side yards. Excepted from this requirement is Building #7, where encroachment into the side yard adjacent to the rear yard may be permitted, provided that no encroachment may be greater than ten feet along the side facade of the building. The roofs will all be in slate gray color roofing material. Where windows are original, they will be retained and repaired. If retention is not practicable, reasons for removal must be documented and windows may be replaced in kind. Where windows are not original, they may be replaced with wood windows with historically compatible configuration, with no applied muntins permitted.⁵⁷ Where mismatched brick is removed, it should be replaced with cream-colored brick that matches the existing to the extent reasonably practicable. Where original openings that have been filled in with replacement windows, glass block, or mismatched brick are changed, the infill should be replaced by wood windows or brick that matches the existing to the extent reasonably practicable. Skylights may not be added other than on additions. There may be no changes to location or size of the front porch or any exterior staircase on the front or side facades; where replacement of the front stair or any of the railing is necessary, the design of the detailing should be inspired by historic precedent found at the Fort. Nonhistoric features may be removed. Where original elements have been removed, they may but need not be replaced. In addition to the exterior features described above, the principal interior staircase and stairhall shall be preserved in all these buildings.

Post Commanders' Residences (#8, #9) Holabird & Roche, 1890

Description: These residences are Queen Anne style, 2 ½-stories, and have elaborate exterior detailing. Each building is predominantly rectangular in plan. A rubble limestone foundation supports cream-colored brick bearing walls set in a common bond pattern. Cream-colored stretcher bricks form a projecting water table around the perimeter of the building at the first floor sill line. Below the water table, the walls flare slightly toward the ground. The steeply pitched roof is pre-

dominantly hipped, punctuated by smaller cross gables and dormers. Brick chimneys extend above the composition-shingle roof line. Eaves are lined with brick dentils. There are large decorative gables with dark rustcolored terra cotta trim and coping. Each building has a 2 1/2-story turret. All historic windows have wood sashes and vary in type. Many have splayed brick lintels. Sills are of limestone. The windows in the front gable are flanked by two truncated 3/4 round buttresses with decorative terra cotta caps. The primary entrance is centrally located on the front of the building. Building #8 contains a rectangular screened porch, Building #9 has a semicircular screened porch surrounded by slender wood columns supporting a decorative eave on the south side of the building. It also has an enclosed rectangular sun porch on the east side of the building.



Post Commander's Residence (#9), 1997. Photograph by Victoria Granacki

Condition: Mismatched brick has been used to replace some of the original cream-colored brick, and glass block with louvers has been used to infill some of the window openings. Some brick and limestone is in

need of tuckpointing, and some of the brick is stained. Many of the original doors and windows have been replaced. Metal handrails evidence some corrosion. Building #8 has a one-story brick and glass block addition on the west side. Asphalt siding covers the dormers.

Alteration Guidelines: There will be no material changes to the front and side facades; alterations and additions will be allowed to rear facades. The line of additions may extend back from the rear facade and may encroach only on the rear side yard. The roofs will all be in slate gray color roofing material. Where windows are original, they will be retained and repaired. If retention is not practicable, reasons for removal must be documented and windows may be replaced in kind. Where windows are not original, they may be replaced with wood windows with historically compatible configuration, with no applied muntins permitted. Skylights may not be added other than on additions. Where mismatched brick is removed, it should be replaced with cream-colored brick that matches the existing to the extent reasonably practicable. There may be no changes to location or size of the front porch or any exterior staircase on the front or side facades; where replacement of the front stair or any railing is necessary, the design of the detailing should be inspired by historic precedent found at the Fort. Where original openings that have been filled in with replacement windows, glass block, or mismatched brick are changed, the infill should be replaced by wood windows or brick that matches the existing to the extent reasonably practicable. Nonhistoric features may be removed. Where original elements have been removed, they may but need not be replaced. In addition to the exterior features described above, the principal interior staircase and stairhall shall be preserved in Building #9.

Captains' Quarters (#10-13, #18-20, #53, #54, #73-76) Holabird & Roche, 1891-1892

Description: These buildings are Richardsonian Romanesque style, 2 1/2-story single-family houses. They are rectangular in plan. Foundations of rubble limestone support the common bond cream-colored brick load-bearing walls. Brick chimneys project from the intersecting gable roofs; composition shingles cover the roof. A parapet, with limestone-based buttress ends and terra cotta coping, lines the gable ends. The houses

have paired, twenty-four-over-one-light windows on the front in the third-floor gable. The main entrance is located on the gable end, at a corner, recessed behind a porch framed by a round Romanesque Revival arch. There is also an arched opening on the side of the porch. Concrete steps with a decorative iron railing lead to the front door. The historic windows all have wood sash and vary in type. Many moldings have splayed brick lintels. A continuous smooth limestone stringcourse wraps the building at the first floor sill, and a brick stringcourse wraps the building at the second floor sill. Some of the houses have been remodeled into multiunit residences. Building #53 has a one-story, brick, enclosed porch addition on the east side.

Condition: Mismatched brick has been used to replace some of the original cream-colored brick. Mismatched brick or glass block with louvers has been used to infill some of the window openings. Brick is stained, and some brick and limestone is in need of tuckpointing. Many of the original doors and windows have been replaced. Metal handrails evidence some corrosion.



Captains' Quarters (#11), 1997. Photograph by Victoria Granacki

Alteration Guidelines: There will be no material changes to the front and side facades; alterations and additions will be allowed to rear facades. The line of additions may extend back from the rear facade and may encroach only on the rear side yard. Excepted from this requirement is Building #19, where encroachment into the side yard adjacent to the rear yard may be

permitted, provided that no encroachment may be greater than ten feet along the side facade of the building. The roofs will all be in slate gray color roofing material. Where windows are original, they will be retained and repaired. If retention is not practicable, reasons for removal must be documented and windows may be replaced in kind. Where windows are not original, they may be replaced with wood windows with historically compatible configuration, with no applied muntins permitted. Where mismatched brick is removed, it should be replaced with cream-colored brick that matches the existing to the extent reasonably practicable. Where original openings that have been filled in with replacement windows, glass block, or mismatched brick are changed, the infill should be replaced by wood windows, or brick that matches the existing to the extent reasonably practicable. Skylights may not be added other than on additions. Where new windows are taken out, the brick used to restore the wall should be cream-colored to match the existing. There may be no changes to the location or size of the front porch or any exterior staircase on the front or side facades; where replacement of the front stair or any of the railing is necessary, the design of the detailing should be inspired by historic precedent found at the Fort. Nonhistoric features may be removed. Where original elements have been removed, they may but need not be replaced. In addition to the exterior features described above, the principal interior staircase and stairhall shall be preserved in Buildings #12, #18, #53, #54, and #75.

Field Officers' Quarters (#28)

Office of the Quartermaster General, 1905

Description: This building is a simple, classical style 2 ½-story house. The roof is cross gabled, covered with gray colored composition shingles. The walls are constructed of cream-colored brick on a rubble limestone foundation. The limestone foundation is capped by a smooth limestone water table. Brick chimneys, with corbeled chimney caps, project above the roof line. The building contains a partially screened, wraparound veranda with wood Tuscan columns supporting a dentiled frieze. There is a wood porch on the southwest corner of the building. A wood balustrade spans between the columns. The wraparound veranda has a copper roof. The primary entrance door is centrally located on the north side of the residence. The windows

all have wood sash and are double hung. Window lintels have raised limestone keystones. There are Palladianstyle windows in the gable ends. The sills are of limestone.

Condition: Mismatched brick has been used to replace some of the original cream-colored brick, and glass block with louvers has been used to infill a window opening. Some brick and limestone is in need of tuckpointing. Some of the original doors and windows have been replaced.

Alteration Guidelines: There will be no material changes to the front and side facades; alterations and additions will be allowed to rear facades. The line of additions may extend back from the rear facade and may encroach only on the rear sideyard. The roofs will all be in slate gray color roofing material. The copper roof on the porch will be maintained for its practical life. If replacement is required, a compatible roofing material should be used. Where windows are original, they will be retained and repaired. If retention is not practicable, reasons for removal must be documented and windows may be replaced in kind. Where windows



Field Officers' Quarters (#28), 1997. Photograph by Victoria Granacki

are not original, they may be replaced with wood windows with historically compatible configuration, with no applied muntins permitted. Where mismatched brick is removed, it should be replaced with creamcolored brick that matches the existing to the extent reasonably practicable. Where original openings that have been filled in with replacement windows, glass block, or mismatched brick are changed, the infill should be replaced by wood windows or brick that matches the existing to the extent reasonably

practicable. Skylights may not be added other than on additions. There may be no changes to the location or size of the front porch or any exterior staircase on the front or side facades; where replacement of the front stair or any of the railing is necessary, the design of the detailing should match the existing. Nonhistoric features may be removed. Where original elements have been removed, they may but need not be replaced. In addition to the exterior features described above, the principal interior staircase and stairhall shall be preserved in this building.

Non-Commissioned Officers' Housing (#30, #46, #52)

Holabird & Roche, 1890-1892

Description: These buildings are two-story, side-byside duplexes. They have double-gabled wood-shingled dormers projecting from the side-gabled roof. Walls are cream-colored brick set in common bond. Chimneys extend above a composition-shingled gable roof. A second-story double-peak gabled dormer projects at the front and rear of the buildings. Primary entrances are located at the long sides of the buildings behind screened porches. A gabled pediment marks each entry. Windows are double hung. There are dentils under the front-facing, double-gabled dormer.

Condition: The gable ends have been aluminum sided, and the double-peak gabled dormers have been covered with aluminum siding and asphalt shingles. Pediments over the entrance porch are covered with asphalt shingles. Some brick and limestone is in need of tuckpointing. Many original doors and windows have been replaced. Some of the front porches need repair.



Non-Commissioned Officers' Housing (#30), 1997. Photograph by Victoria Granacki

Alteration Guidelines: There will be no material changes to the front and side facades; alterations and additions will be allowed to rear facades. The line of additions may extend back from the rear facade and may encroach only on the rear sideyard. The roofs will all be in slate gray color roofing material. Where windows are original, they will be retained and repaired. If retention is not practicable, reasons for removal must be documented and windows may be replaced in kind. Where windows are not original, they may be replaced with wood windows with historically compatible configuration, with no applied muntins permitted. Skylights may be added to the roof of the nonstreet facade only. There may be no changes to the location or size of the front porch or any exterior staircase on the front or side facades; where replacement of the front stair or any of the railing is necessary, the design of the detailing should match the existing. Alterations to original features may be removed. Where historic elements have been removed, they may but need not be replaced.

Quartermaster Stables Guardhouse (#37) Holabird & Roche, 1892

Description: This building is a 1 1/2-story house that is rectangular in plan. It has a moderately sloped gable roof with a parapet on the gable ends and terra cotta coping. There is a broad porch with brick and stone piers, a hipped roof across the front, and wood dentils under the eaves. The building is of cream-colored brick resting on a limestone rubble foundation. There are semicircular openings in the gable ends. A single interior chimney projects above the roofline at the gable peak. There are double-hung windows with splayed arch lintels. Sills are of limestone. There is a brick stringcourse at the sill line. Originally intended as quarters for the stable guard, it most recently served as noncommissioned officers' quarters.

Condition: Mismatched brick has been used to replace some of the original cream-colored brick and to infill some of the window openings. Some brick and limestone is in need of tuckpointing, and some of the brick is stained. Some windows have broken glass. The original open porch has been enclosed by wood boards and double-hung windows. A small wood shed has been added to the rear of the building.



Quartermaster Stables Guardhouse (#37), 1997. Photograph by Victoria Granacki

Alteration Guidelines: There will be no material changes to the front and side facades; alterations and additions will be allowed to rear facades. The line of additions may extend back from the rear facade and may encroach only on the rear sideyard. The roofs will all be in slate gray color roofing material. Where windows are original, they will be retained and repaired. If retention is not practicable, reasons for removal must be documented and windows may be replaced in kind. Where windows are not original, they may be replaced with wood windows with historically compatible configuration, with no applied muntins permitted. Skylights may be added to the roof of the nonstreet facade only. Where mismatched brick is removed, it should be replaced with cream-colored brick that matches the existing to the extent reasonably practicable. Where original openings that have been filled in with replacement windows, glass block, or mismatched brick are changed, the infill should be replaced by wood windows or brick that matches the existing to the extent reasonably practicable. There may be no changes to the location or size of the front porch; if replacement of the front stair or the addition of a railing is necessary, the design of the detailing should be inspired by historic precedent found at the Fort. Nonhistoric features features may be removed. Where original elements have been removed, they may but need not be replaced.

Saddler's and Stable Sergeant's Buildings (#44, #72, #78) Holabird & Roche, 1892

Description: These buildings are small, 1 1/2-story houses, topped by a pyramidal roof with a hipped front dormer. They are square in plan. They have loadbearing, common brick walls set in common bond. An

enclosed porch supported by brick piers extends across the front of the buildings. There are two windows in the front dormer. Most of the windows are double hung and topped by brick splayed arch lintels. Sills are smooth limestone. The cornices have bracketed eaves. Each building has recently served as noncommissioned officers' quarters.

Condition: Mismatched brick has been used to replace some of the original cream-colored brick and to infill some of the window and door openings. Most of the original windows have been replaced. The original open porch has been enclosed by wood boards and pairs of double-hung windows. Building #72 has been painted. Dormer walls have been covered with asphalt siding.



Saddler's and Stable Sergeant's Building (#72), 1997 Photograph by Susan S. Benjamin

Alteration Guidelines: There will be no material changes to the front and side facades; alterations and additions will be allowed to rear facades. The line of additions may extend back from the rear facade and may encroach only on the rear sideyard. The roofs will all be in slate gray color roofing material. Where windows are original, they will be retained and repaired. If retention is not practicable, reasons for removal must be documented and windows may be replaced in kind. Where windows are not original, they may be replaced with wood windows with historically compatible configuration, with no applied muntins permitted. Skylights may be added to the roof of the nonstreet facade only. Where mismatched brick is removed, it should be replaced with cream-colored brick that matches the existing to the extent reasonably practicable. Where original openings that have been filled in with replacement windows, glass block, or mismatched

brick are changed, the infill should be replaced by wood windows or brick that matches the existing to the extent reasonably practicable. Nonhistoric alterations may be removed. There may be no changes to the location or size of the front porch or any exterior staircase on the front or side facades; if replacement of the stair or the addition of a railing occures, the design of the detailing should be inspired by historic precedent found at the Fort. Nonhistoric features may be removed. Where original elements have been removed, they may but need not be replaced.

Hospital Corps and Sergeants' Quarters (#45, #102) Office of the Quartermaster General, 1910, 1906

Description: These buildings are classical style, twostory side-by-side duplexes. They have a side gable roof. There are semicircular openings or vents in the gable ends. Each house is rectangular in plan. Walls are constructed of cream-colored brick set in common bond. Building #45 has a brick foundation, and Building #102 has a limestone foundation. Two brick chimneys project from the composition-shingled roofs. A screened porch topped by a copper roof extends across the front of Building #102. There are six-oversix-light double-hung wood windows topped by brick segmental arches. They have limestone sills.

Condition: Building #45 has few alterations. In Building #102, mismatched brick has been used to replace some of the original cream-colored brick, and glass block with louvers has been used to infill some of the window openings. The front porches have been screened in. Some brick and limestone is in need of tuckpointing, and some of the brick is stained.



Hospital Corps and Sergeants' Quarters (#45), 1997. Photograph by Victoria Granacki

windows are original, they will be retained and repaired. If retention is not practicable, reasons for removal must be documented and windows may be replaced in kind. Where windows are not original, they may be replaced with wood windows with historically compatible configuration, with no applied muntins permitted. Where mismatched brick is removed, it should be replaced with cream-colored brick that matches the existing to the extent reasonably practicable. Where original openings that have been filled in with replacement windows, glass block, or mismatched brick are changed, the infill should be replaced by wood windows or brick that matches the existing to the extent reasonably practicable. Skylights may be added to the roof of the nonstreet facade only. There may be no changes to the location or size of the front porch or any exterior staircase on the front or side facades; where replacement of the front stairs, the porch foundations, or any of the railing is necessary, the design of the detailing should be inspired by historic precedent found at the Fort. Nonhistoric features may be removed. Where original elements have been removed, they may but need not be replaced.

Captains' Quarters (#93, #94)

Office of the Quartermaster General, 1905

Description: These buildings are classical style, 2 ½-story side-by-side duplexes. Each is topped by an asphalt-shingled, cross-gabled roof. The intersecting wings form a U-shaped plan. Two rectangular porches, one at each front corner, contain the entrances. The porch roofs are supported by square-based posts surrounded by a metal railing. The walls are constructed of cream-colored brick and rest on limestone rubble foundations. There are molded brick chimneys. The pedimented front gable contains a pair of arched windows. There are modified Palladian windows in the side gables. A dentiled cornice surrounds the roof. Historic windows are of wood with limestone sills. The houses have rear wood porches.

Condition: Some of the original doors and windows have been replaced, and the shutters have been removed. Front porches have been screened in and have replacement concrete foundations. The brick is stained. Air conditioning units have been inserted into the window openings.



Captains' Quarters (#94), 1997. Photograph by Victoria Granacki

Alteration Guidelines: There will be no material changes to the front and side facades; alterations and additions will be allowed to rear facades. The line of additions may extend back from the rear facade and may encroach only on the rear sideyard. The roofs will all be in slate gray color roofing material. Where windows are original, they will be retained and repaired.



Window detail, Captains' Quarters (#94), 1997. Photograph by Victoria Granacki

If retention is not practicable, reasons for removal must be documented and windows may be replaced in kind. Where windows are not original, they may be replaced with wood windows with historically compatible configuration, with no applied muntins permitted. Where original openings that have been filled in with replacement windows, glass block, or mismatched brick are changed, the infill should be replaced by wood windows or brick that matches the existing to the extent reasonably practicable. Skylights may be added to the roofs of the nonstreet facade only. There may be no

changes to the location or size of the front porch or any exterior staircase on the front or side facades; where replacement of the front stairs, the porch foundation, or any of the railing is necessary, the design of the detailing should be inspired by historic precedent found at the Fort. Nonhistoric features may be removed. Where original elements have been removed, they may but need not be replaced.

BARRACKS

Barracks (#48, #50)

Holabird & Roche, 1890

Description: These buildings are long, 2 1/2-story on a raised basement, Richardsonian Romanesque style structures. They once housed almost 500 troops. Limestone rubble serves as the foundation below walls constructed of cream-colored common bond brick with some brick set in decorative patterns. Asphalt roofs are hipped and gabled, with periodic firewall projections topped by terra cotta coping. They have shed roof dormers with louvered openings. The entrances are located on the north side facing the parade grounds. Doorways are set behind inset porches. There are double-hung wood windows. Those on the second floor are topped by semicircular arches. Both Buildings #48 and #50 are connected to #49, the Water Tower, at their gable ends. Building #48 has served a number of uses including a hospital, barracks for artillery troops, post headquarters, and, in 1967, Fifth U.S. Army Headquarters. Building #50 served several different headquarters functions. Both buildings were recently being used as administrative facilities. At the rear of the buildings are long concrete porches with metal railings.



Barracks (#48), 1997. Photograph by Susan S. Benjamin

Condition: Mismatched brick has been used to replace some of the original cream-colored brick. Mismatched brick, glass block, or wood louvers have been used to infill some of the openings, especially at the ground floor level. Brick is in need of tuckpointing and is stained in places. The limestone foundation is parged. Air conditioning units have been inserted into window openings. The front entrances have been changed. The rear concrete porches are disintegrating.



Barracks, entrance (#48), 1997. Photograph by Victoria Granacki

Alteration Guidelines: There will be no material changes to the front and side facades; except that on building #48 windows may be added to the side facade in a manner consistent with the existing historic windows on the side faced of building #50. Alterations and additions will be allowed to rear facades. The roofs will all be in slate gray color roofing material. Where mismatched brick is removed, it should be replaced with cream-colored brick that matches the existing to the extent reasonably practicable. Where windows are



Barracks, railing detail (#50), 1997. Photograph by Victoria Granacki

original, they will be retained and repaired. If retention is not practicable, reasons for removal must be documented and windows may be replaced in kind. Where windows are not original, they may be replaced with wood windows with historically compatible configuration, with no applied muntins permitted. Skylights may be added to the rear slope of the roof only. Where original openings that have been filled in with replacement windows, glass block, or mismatched brick are changed, the infill should be replaced by wood windows or brick that matches the existing to the extent reasonably practicable. There may be no changes to the location or size of the front porch or any exterior staircase on the front facade. The design of new elements required to modify the buildings for proposed residential use should be inspired by historic precedent found at the Fort. Nonhistoric features may be removed. Where original elements have been removed, they may but need not be replaced.

Cavalry and Artillery Barracks (#81, #82) Office of the Quartermaster General, 1905

Description: These buildings are H-shaped, 2 ½-story, classical style buildings designed for cavalry barracks. The front gable ends each have a two-story metal and concrete porch with front stair entries. Rubble limestone serves as a foundation below walls constructed of cream-colored common bond brick. The windows are all wood double-hung sash with limestone sills. There are three windows designed in a Palladian motif in the peak of the front gables. Building #81 was most recently used as an administrative building, while Building #82 was remodeled in 1968 as an army head-quarters building. When the Fort closed it was being used as an army reserve center.



Cavalry and Artillery Barracks (#81), 1997. Photograph by Victoria Granacki

Condition: The original front porch that extended between the wings has been removed. Mismatched brick has been used to replace some of the original cream-colored brick. Glass block has been used to infill some of the basement openings. Basement windows have security grates. Brick is in need of tuckpointing, especially the porch supports, and is stained in places. Large ventilating fans have been inserted into exterior walls at ground level. The entrances have been changed. At the rear of the buildings are long concrete porches, with metal railings, which are disintegrating. There are fire escapes.

Alteration Guidelines: There will be no material changes to the front and side facades; alterations and additions will be allowed to rear facades. The roofs will all be in slate gray color roofing material. Where mismatched brick is removed, it should be replaced with cream-colored brick that matches the existing to the extent reasonably practicable. Where windows are original, they will be retained and repaired. If retention is not practicable, reasons for removal must be documented and windows may be replaced in kind. Where windows are not original, they may be replaced with wood windows with historically compatible configuration, with no applied muntins permitted. Where original openings that have been filled in with replacement windows, glass block, or mismatched brick are changed, the infill should be replaced by wood windows or brick that matches the existing to the extent reasonably practicable. Skylights may be added to the rear roof slopes. There may be no changes to the location or size of the front porch or any exterior staircase on the front or side facades; where replacement of the front stair or any of the railing is necessary, the design of the detailing should be inspired by historic precedent found at the Fort. The design of new elements required to modify the buildings for proposed residential use should also be inspired by historic precedent found at the Fort. Nonhistoric features may be removed. Where original elements have been removed, they may but need not be replaced.

Cavalry and Artillery Barracks (#83, #84)

Office of the Quartermaster General, 1905

Description: These buildings are U-shaped, 2 ½story, classical style buildings. There is a two-story metal and concrete porch that projects from the center of the front of each building, where the main entrance is located. There are one-story porches on the rear wings. Rubble limestone serves as the foundation below loadbearing brick masonry walls of common bond creamcolored brick. The windows are all wood double-hung sash with limestone sills. There are three windows designed in a Palladian motif in the peak of the front gable. In 1968-1969, both buildings were altered to be used for general administration buildings.

Condition: Building #84 originally had a two-story porch that extended across the entire front of the building. Original entrances to the porch have been changed. Mismatched brick has been used to replace some of the original cream-colored brick. Glass block has been used to infill some of the rear openings, and some window openings are infilled with mismatched brick. Brick is in need of tuckpointing and is stained in places. At the rear of the buildings are long concrete porches with metal railings and a rear entrance tower with mismatched brick. There are fire escapes.



Cavalry and Artillery Barracks (#83), 1997. Photograph by Victoria Granacki

Alteration Guidelines: There will be no material changes to the front and side facades; alterations and additions will be allowed to rear facades. The roofs will all be in slate gray color roofing material. Where mismatched brick is removed, it should be replaced with cream-colored brick that matches the existing to the extent reasonably practicable. Where windows are original, they will be retained and repaired. If retention is not practicable, reasons for removal must be documented and windows may be replaced in kind. Where windows are not original, they may be replaced with wood windows with historically compatible configuration, with no applied muntins permitted. Where original openings that have been filled in with replacement windows, glass block, or mismatched brick are changed, the infill should be replaced by wood windows or brick that matches the existing to the extent reason-

ably practicable. Skylights may be added to the rear roof slopes. There may be no changes to the location or size of the front porch or any exterior staircase on the front or side facades; where replacement of the front stair or any of the railing is necessary, the design of the detailing



Cavalry and Artillery Barracks, window infill (#84), 1997. Photograph by Victoria Granacki

should be inspired by historic precedent found at the Fort. The design of new elements required to modify the buildings for proposed residential use should also be inspired by historic precedent found at the Fort. Nonhistoric features may be removed. Where original elements have been removed, they may but need not be replaced.

Barracks (#119)

Office of the Quartermaster General, 1913

Description: This building is a two-story rectangular building with a low-pitched hipped roof. It has a onestory entrance porch. Both foundation and walls are of cream-colored brick set in a common bond pattern. There are double-hung windows. Originally constructed as barracks, the building was remodeled into office space in 1921. The building has no stylistic architectural detailing. The location of the building is unusual on the fort by being sited behind the Forage Warehouse (#39) adjacent to Bartlett Ravine and distinctly segregated from the remainder of the barracks and other residential buildings. This building was

determined as a background building to the National Historic Landmark District as outlined in the nomination form.

Condition: This building has been totally altered over the years and has poor integrity. The original windows have all been replaced. The ground-floor windows have been infilled with mismatched brick. The front entrance porch, which was originally open, has wood sidewalls and store-front aluminum doors. At the rear there is a ca. 1970, 2 ½-story steel and glass tower with a flat roof. In the Literature Review HABS/HAER Inventory, it was noted that "this building lacks association with the Holabird and Roche and early standardized plans," and was deemed "ineligible for individual inclusion in the National Register of Historic Places." 58



Barracks (#119), 1997 Photograph by Susan S. Benjamin

Alteration Guidelines: The building has poor integrity and is located in an area of the Fort with a lack of concentration of historic resources. This zone is one of the few available for new construction. In order to maintain the economic viability of the community, demolition of this background building would be allowed in order to permit the construction of new housing and infrastructure.

Bakers' and Cooks' School (#140)

The Stearns Company, Chicago, 1939

Description: This building is a 2 ½-story U-shaped Georgian Revival style structure with brick quoining at the corners and multipane double-hung windows. Cream-colored brick bearing walls, laid in common bond, are supported on concrete foundations. At the rear is a two-story porch with brick piers. There are dormers extending above the hipped roofs. Brick chimneys punctuate the roofline. The primary entrance is in the center of the north facade; it consists of a stone

surround with a decorative pediment supported by Doric engaged pilasters. Topping the windows are brick segmental arch lintels. This building was originally constructed as a Bakers' and Cooks' School with barracks for 80 men. Prior to the closing of the installation, it served as Post Headquarters. This building was determined as a background structure to the National Historic Landmark District as outlined in the National Historic Landmark District nomination form.

Condition: Mismatched brick has been used to infill some openings. Brick is in need of tuckpointing and is stained in places. The rear concrete porch is cracked and disintegrating. The loading dock roof overhang is missing.

Alteration Guidelines: There will be no material changes to the front and side facades; alterations and additions will be allowed to rear facades. The roofs will all be in slate gray color roofing material. Where windows are original, they will be retained and repaired. If retention is not practicable, reasons for removal must be documented and windows may be replaced in kind. Where windows are not original, they may be replaced with wood windows with historically compatible configuration, with no applied muntins permitted.



Bakers' and Cooks' School (#140), 1997. Photograph by Victoria Granacki

There may be no changes to the location or size of the front entrance; where replacement of any railing is necessary, the design of the detailing should be inspired by historic precedent found at the Fort. Where mismatched brick is removed, it should be replaced with cream-colored brick that matches the existing to the extent reasonably practicable. The design of new elements required to modify the buildings for proposed residential use should be inspired by historic precedent

found at the Fort. Nonhistoric features may be removed. Where original elements have been removed. they may but need not be replaced. Skylights may be added to the rear slopes of the roof.

SERVICE BUILDINGS

Quartermaster and Commissary Storehouse (#35) Holabird & Roche, 1890

Description: This Richardsonian Romanesque building is a 1 1/2-story structure eighteen bays in length, topped by a gable roof with hipped roof dormers that have triple, 2/2 double-hung windows. A rubble limestone foundation supports common bond creamcolored brick walls. The wood double-hung windows have semicircular arched tops and limestone sills. There are three brick chimneys that project from the tops of parapets with terra cotta coping, Ornamental stone brackets support the parapets. Originally built as a storehouse, the building was converted into a noncommissioned officers' club in the 1950s. It was later modified for administrative offices.



Quartermaster and Commissary Storehouse (#35), 1997. Photograph by Victoria Granacki

Condition: Mismatched brick has been used to replace some of the original cream-colored brick, and

basement windows are filled with glass block. Glass block with louvers has been used to infill some other window openings. Some of the historic doors and windows have been replaced. A front central staircase has been added to the east side using mismatched brick. All of the entrances have been altered. Chimneys are in need of tuckpointing. A rear loading area has been partially enclosed with wood frame construction.

Alteration Guidelines: Additional openings and the enlargement of present openings on the front, side, and rear facades will be allowed to provide sufficient access, light, and ventilation for residential use. Other alterations and additions may be made to the rear facade. The roof will be slate gray color roofing material. Where windows are original and the opening is retained, the window will be retained and repaired. If retention is not practicable, reasons for removal must be documented and windows may be replaced in kind. Where windows are not original, they may be replaced with wood windows with historically compatible configuration, with no applied muntins permitted. Where mismatched brick is removed, it should be replaced with cream-colored brick that matches the existing to the extent reasonably practicable. Where original openings that have been filled in with replacement windows, glass block, or mismatched brick are changed, the infill should be replaced by wood windows or brick that matches the existing to the extent reasonably practicable. Skylights may be added to the roof of the secondary facade only. Where replacement of a front stair or railing is necessary, the design of the detailing should be inspired by historic precedent found at the Fort. The design of new elements required to modify the buildings for proposed residential use should be inspired by historic precedent found at the Fort. Nonhistoric features may be removed. Where original elements have been removed, they may but need not be replaced.

Workshops (#36)

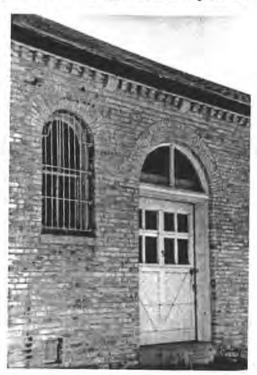
Holabird & Roche, 1890

Description: This is a long, one-story building with a hipped roof. It is Richardsonian Romanesque with doors and windows topped by semicircular arches. Most of the double-hung wood windows are covered with steel bars. Cream-colored brick load-bearing walls, laid in a common bond, are supported by a rubble limestone foundation. There is a band of brick dentils alternating

with small stone brackets under the roof's shallow cornice. Two brick chimneys project above the roofline. The building was originally constructed as a Utility Shop and most recently used as a general storehouse.

Condition: Original skylights have been removed. Mismatched brick has been used to replaced some of the original cream-colored brick. Some openings have been infilled with mismatched brick. Some windows have broken panes. Brick walls are stained.

Alteration Guidelines: Additional openings and the enlargement of present openings on the front, side, and rear facades will be allowed to provide sufficient access, light, and ventilation for proposed residential use. Alterations and additions may be made to the rear facade. The roof will be slate gray color roofing material. Where windows are original and the opening is retained, the window will be retained and repaired. If retention is not practicable, reasons for removal must be documented and windows may be replaced in kind. Where windows are not original, they may be replaced with wood windows with historically compatible configuration, with no applied muntins permitted.



Workshops (#36), 1997. Photograph by Victoria Granacki

The bars may be removed from the windows. Skylights may be added to the roof of the nonstreet facade only. Where mismatched brick is removed, it should be

replaced with cream-colored brick that matches the existing to the extent reasonably practicable. The design of new elements required to modify the buildings for proposed residential use should be inspired by historic precedent found at the Fort. Nonhistoric features may be removed. Where original elements have been removed, they may but need not be replaced.

Forage Warehouse (#39)

Holabird & Roche, 1891

Description: This two-story building, with a rectangular plan, has a flat roof behind a stepped brick parapet. It is built of cream-colored brick laid in common bond. Pilasters separate vertical bands of narrow arched windows.



Forage Warehouse (#39), 1997 Photograph by Susan S. Benjamin

Condition: The small basement openings have been bricked in, and mismatched brick has been used to replace some of the original cream-colored brick. The entire perimeter of the building to a level approximately eight feet above grade has been sandblasted. Many of the original windows have been replaced. A concrete loading dock with square steel posts and a flat roof is located on the south side of the building.

Alteration Guidelines: The limited number of small window openings to provide adequate natural light and ventilation make the building difficult to adapt for reuse without altering the historic and architectural significance of the structure. In addition, the building is sited adjacent to Bartlett Ravine in an area generally separated from the majority of other contributing buildings at the Fort. Due to the lack of concentration of historic resources in this area of the Fort, this zone is one of the few available for new construction. In order to maintain the economic viability of the community, demolition of this building would be allowed in order to permit the construction of new housing and infrastructure.

Stables (#42, #43)

Holabird & Roche, 1890

Description: These are 1 1/2-story, Richardsonian Romanesque buildings, characterized by an arcade of windows topped with semicircular arches, and connected by a stringcourse at the sill line. The buildings have wide arched doorways and hipped roofs punctuated by dormers. Dentils line the eaves. Rubble limestone serves as the foundation below load-bearing common bond cream-colored brick walls that slope outward beneath a stringcourse. In the 1940s, Building #42 was altered into a clothing and equipment department; it later became a general warehouse; Building #43 was used as a repair shop.

Condition: Mismatched brick has been used to replace some of the original cream-colored brick. Some of the historic doors have been replaced. Roof vents and some of the original dormers have been removed. The dormer walls have been covered with asphalt shingles. Metal pipes puncture the brick walls in places. At the ends of the buildings, arched openings have been squared off to accommodate overhead garage doors. Both buildings have rear additions, and there is a tall brick chimney stack.



Stables (#43), 1997. Photograph by Victoria Granacki

Alteration Guidelines: Additional openings and the enlargement of present openings on the front, side, and rear facades will be allowed to provide sufficient access, light, and ventilation for proposed residential use. Where windows are original and the opening is retained, the window will be retained and repaired. If retention is not practicable, reasons for removal must be documented and windows may be replaced in kind. Where windows are not original, they may be replaced with wood windows with historically compatible configuration, with no applied muntins permitted. Skylights may be added to the roof of the non-street facades. Where mismatched brick is removed, it should be replaced with cream-colored brick that matches the existing to the extent reasonably practicable. The roof will be slate gray color roofing material. The design of new elements required to modify the buildings for proposed residential use should be inspired by historic precedent found at the Fort. Nonhistoric features may be removed. Where original elements have been removed, they may but need not be replaced. Garage, porch, and other room additions should be allowed on the nonstreet facades.

Stables (#62, #63, #65, #80)

Holabird & Roche, 1892-1893

Description: These buildings are Richardsonian Romanesque and stand one story. They have shallow hipped roofs with dormers at the ends and ridge vents at the ridge cap. Rows of small windows are capped by segmental arches. Rubble limestone serves as the foundation below load-bearing, cream-colored brick walls laid in common bond. The buildings have two stringcourses and brick dentils beneath the cornice.

Condition: Mismatched brick has been used to replace some of the original cream-colored brick. Mismatched brick and glass block has been used to infill some of the window and door openings. Some of the historic doors have been replaced. Building #63 has a concrete and metal loading dock at the south end.

Alteration Guidelines: Additional openings and the enlargement of present openings will be allowed on the front, side, and rear facades to provide sufficient access. light, and ventilation for proposed residential use. Where windows are original and the opening is retained, the window will be retained and repaired. If retention is

not practicable, reasons for removal must be documented and windows may be replaced in kind. Where windows are not original, they may be replaced with wood windows with historically compatible configuration, with no applied muntins permitted. Skylights may be added to the roof of the secondary facades.



Stables (#62), 1997. Photograph by Victoria Granacki

Where mismatched brick is removed, it should be replaced with cream-colored brick that matches the existing to the extent reasonably practicable. Where original openings that have been filled in with replacement windows, glass block, or mismatched brick are changed, the infill should be replaced by wood windows or brick that matches the existing to the extent reasonably practicable. The roof will be slate gray color roofing material. The design of new elements required to modify the building for proposed residential use should be inspired by historic precedent found at the Fort. Nonhistoric features may be removed. Where original elements have been removed, they may but need not be replaced. Garage, porch, and other room additions should be allowed on the nonstreet facades.

Stables (#86, #98)

Office of the Quartermaster General, 1909-1910

Description: These are long, rectangular one-story buildings with a gabled roof topped by a gabled monitor roof. They are built of wall bearing cream-colored common brick laid in a common bond. The windows and doorways are topped by segmental arches. The historic monitor windows are multilight casements. Ornamental rafter ends are found at the long sides of the buildings. Building #86 was altered to serve as a garage in 1931, and Building #98 was modified to

function as a warehouse.

Condition: Building #98 has a small brick flat-roof addition on the north side. Located on an exterior wall of both buildings is a brick chimney with a concrete cap. The brick chimney on Building #86 has mismatched brick and is in need of tuckpointing. The door openings are infilled with mismatched brick, with a single door and window, or with overhead garage doors. Numerous monitor windows have been replaced with wood louvers.



Stables (#98), 1997. Photograph by Victoria Granacki

Alteration Guidelines: Additional openings and the enlargement of present openings will be allowed on the front, side, and rear facades to provide sufficient access, light, and ventilation for proposed residential use. Where windows are original and the opening is retained, the window will be retained and repaired. If retention is not practicable, reasons for removal must be documented and windows may be replaced in kind. Where windows are not original, they may be replaced with wood windows with historically compatible configuration, with no applied muntins permitted. Skylights may be added to the roof of nonstreet facades. Where mismatched brick is removed, it should be replaced with cream-colored brick that matches the existing to the extent reasonably practicable. Where original openings that have been filled in with replacement windows, louvers, glass block, or mismatched brick are changed, the infill should be replaced by wood windows or brick that matches the existing to the extent reasonably practicable. The roof will be slate gray color roofing material. The design of new elements required to modify the buildings for proposed residential use

should be inspired by historic precedent found at the Fort. Nonhistoric features may be removed. Where original elements have been removed, they may but need not be replaced. Garage, porch, and other room additions should be allowed on the secondary facades.

Gun Shed (#89)

Holabird & Roche, 1892

Description: This is a one-story, rectangular building with eight wide arched entrances that have historic double doors on the two long sides. Each entrance is topped by four rows of brick headers. The double doors are paneled on the bottom and have multiple lights on the top. The walls are constructed of cream-colored brick set in common bond. There is a stone stringcourse that wraps around the building above the arched openings.

Condition: The side walls are unaltered. At the ends, triple arched windows have been replaced by a rectangular opening with an overhead garage door. Two of the arched original openings are infilled with wood boards. Some doors have broken glass.



Gun Shed (#89), 1997. Photograph by Victoria Granacki

Alteration Guidelines: Where windows are original, they will be retained and repaired. If retention is not practicable, reasons for removal must be documented and windows may be replaced with wood windows with historically compatible configuration. Skylights may be added. The roof will be slate gray color roofing material. The design of new elements required to modify the building for proposed residential use should be inspired by historic precedent found at the Fort. Nonhistoric features may be removed. Where original elements have been removed, they may but need not be replaced. An addition may be added to the west elevation.

Blacksmith Shop (#61)

Office of the Quartermaster General, 1910

Description: This building is a one-story, rectangular structure with a gabled roof. It is constructed of loadbearing cream-colored brick walls. A single tall brick chimney extends above the moderately pitched roof. There are exposed decorative rafter ends. Double-hung windows have limestone sills and are topped by segmental arches. In 1935, the building was altered for use as an Ordnance Machine Shop. In 1959, it was again modified to function as a veterinary facility



Blacksmith Shop (#61), 1997. Photograph by Victoria Granacki

Condition: All original entries have been removed and replaced with mismatched brick and smaller openings. Over 50% of the windows opening on the north facade have been altered. There has been significant deterioration to the base course of brick, and significant settlement has caused the south west corner of the buildings to pull away from the remainder of the structure.

Alteration Guidelines: Where windows are original, they will be retained and repaired. If retention is not practicable, reasons for removal must be documented and windows may be replaced in kind. Where windows are not original, they may be replaced with wood windows with historically compatible configuration, with no applied muntins permitted. Where mismatched brick is removed, it should be replaced with creamcolored brick that matches the existing. Where original openings that have been filled in with replacement windows, glass block, or mismatched brick are changed, the infill should be replaced by wood windows or brick that matches the existing to the extent reasonably

practicable. The bars may be removed from the windows. Skylights may be added to the roof. The roof will be slate gray roofing material. The design of new elements required to modify the building for proposed residential use should be inspired by historic precedent found at the Fort. Additions should be allowed. Nonhistoric features may be removed. Where original elements have been removed, they may be replaced. Due to the significant alterations and the deterioration of the structure, this building may be demolished.

Blacksmith Shop (#77)

Holabird & Roche, 1892

Description: This a small, one-story rectangular building topped by a hipped roof. Two of the original five chimneys extend beyond the roofline. Walls are of cream-colored brick set in a common bond. There are double-hung windows topped by splayed arch lintels. Decorative elements include stringcourses at the sill line and below the line of the eaves, and exposed beam ends supporting the roof. The building has been altered to serve as a vehicle repair shop.

Condition: Mismatched brick has been used to replace some of the original cream-colored brick. Its original glass monitor roof extending above the hipped roof has been removed. The original arched opening, located at the end of the building, has been replaced by a rectangular garage door. On the east side of the building, there are steel replacement windows. The brick is in need of tuckpointing.



Blacksmith Shop (#77), 1997. Photograph by Victoria Granacki

Alteration Guidelines; Where windows are original, they will be retained and repaired. If retention is not

practicable, reasons for removal must be documented and windows may be replaced in kind. Where windows are not original, they may be replaced with wood windows with historically compatible configuration, with no applied muntins permitted. Where mismatched brick or replacement doors are removed, the brick used should be replaced with cream-colored brick that matches the existing. Where original openings that have been filled in with replacement windows, glass block, or mismatched brick are changed, the infill should be replaced by wood windows or brick that matches the existing to the extent reasonably practicable. Roofs will all be in slate gray color roofing material. The design of new elements required to modify the building for proposed residential use should be inspired by historic precedent found at the Fort. Additions should be allowed on the nonstreet facades. Nonhistoric features may be removed. Where original elements have been removed, they may but need not be replaced. This small building may be demolished or moved to a site that will not adversely impact the integrity of the Fort's site plan.

Company Kitchens (#103-108)

Office of the Quartermaster General, 1907-1908

Description: These are three-story buildings, rectangular in plan, with steeply pitched hipped roofs. The exterior brick bearing walls are of cream-colored brick set in a common bond pattern. They flare slightly at the base. Underneath the cornice are brick dentils. The buildings have brick chimneys. Windows are double hung, topped by segmental arches on the first floor and semicircular arches on the second. There are stringcourses at both sill lines and one connecting the second-floor windows below the arched lintels. The entry doors are typically accessed by concrete steps with metal railings. The buildings were originally built as company kitchens for troops housed in the barracks. In 1967, they were converted into administrative offices.

Condition: Mismatched brick has been used to replace some of the original cream-colored brick. Brick and glass block have been used to infill some of the openings. Brick walls are stained.

Alteration Guidelines: On all facades, additional openings may be cut and the present openings may be enlarged to provide sufficient access, light, or ventilation for proposed residential use. The stairs may be altered,

reoriented, removed or replaced. Where windows are original and the opening is retained, the window will be retained and repaired. If retention is not practicable, reasons for removal must be documented and windows may be replaced in kind. Where windows are not original, they may be replaced with wood windows with historically compatible configuration, with no applied muntins permitted. Where mismatched brick is removed, the brick should be replaced with creamcolored brick that matches the existing to the extent reasonably practicable. Where original openings that have been filled in with replacement windows, glass block, or mismatched brick are changed, the infill should be replaced by wood windows or brick that matches the existing to the extent reasonably practicable.



Company Kitchens (#108), 1997. Photograph by Victoria Granacki

The roof will be slate gray color roofing material. Skylights may be added to the rear facade. Rear exterior stairs may be modified or removed to meet the proposed residential use. Their design should be inspired by historic precedent found at the Fort. New additions may be added to rear facades. Nonhistoric features may be removed. Where original elements have been removed, they may but need not be replaced.

Pumping Station (#29)

Holabird & Roche, 1890

Description: This is a rectangular one-story Richardsonian Romanesque building topped by a hipped roof with a gable at the peak of each end of the hip. Walls are of cream-colored brick. Original openings consist of round-headed brick arches. There is a band of ornamental brickwork set under the cornice and a single brick chimney extending above the roofline.

Condition: Mismatched brick has been used to infill some of the openings and replace some of the creamcolored brick. Pipes and lighting have been inserted into the brickwork.

Alteration Guidelines: Where original openings that have been filled in with replacement windows, glass block, or mismatched brick are changed, the infill should be replaced by wood windows. Where mismatched brick is removed, replacement brick should be cream-colored to match the existing to the extent reasonably practicable. The roof will be slate gray color roofing material. The design of any new elements required to modify use requirements should be inspired by historic precedent found at the Fort. Nonhistoric features may be removed. Where original elements have been removed, they may but need not be replaced. Additions will be allowed on the rear facade.

Magazine (#57A)

Holabird & Roche, 1892

Description: This is a small, one-story building, rectangular in plan, with a flared hipped roof. Walls are constructed of cream-colored brick set in a common bond. The roof is supported by brackets, and there is a string course surrounding the building beneath the overhanging eaves. In later years the building served as an ordnance warehouse.

Condition: There is mismatched brick infill in the window opening.



Magazine (#57A), 1997 Photograph by Susan S. Benjamin

Alteration Guidelines: Where original openings that have been filled in with replacement windows, glass block, or mismatched brick are changed, the infill

should be replaced by wood windows. Additional openings may be cut and the present bricked-in openings may be enlarged as required to provide sufficient access, light, and ventilation. Skylights may be added. The roof will be slate gray color roofing material. The design of new elements required to modify use requirements should be inspired by historic precedent found at the Fort. Nonhistoric features may be removed. Where original elements have been removed, they may but need not be replaced. Because of its small size and location away from other service buildings, this structure may be demolished or moved.

Quartermaster Storehouse (#85)

Office of the Quartermaster General, 1905

Description: This is a long, 1 1/2-story building with cream-colored brick walls, set in common bond, resting on a raised water table and rubble limestone foundation. It is topped by a gable roof with three large gabled dormers along each side. The double-hung windows are topped by segmental arches and have limestone sills. There are brick stringcourses under the eaves. The building originally functioned as the Quartermaster's clothing warehouse and was remodeled in 1959 to serve as a clothing sales store.



Quartermaster Storehouse (#85), 1997. Photograph by Victoria Granacki

Condition: A poured concrete ramp with tubular steel railings and a concrete loading dock are both located on the east side of the building. The dormer walls are sheathed in asphalt shingles. Openings are infilled with mismatched brick. Walls are in need of tuckpointing and are stained.

Alteration Guidelines: Additional openings and enlargement of present openings will be allowed on the front, side, and rear facades to provide sufficient access, light, and ventilation for proposed residential use. Where windows are original and the opening is retained, the window will be retained and repaired. If retention is not practicable, reasons for removal must be documented and windows may be replaced in kind. Where windows are not original, they may be replaced with wood windows with historically compatible configuration, with no applied muntins permitted. Where original openings that have been filled in with replacement windows, glass block, or mismatched brick are changed, the infill should be replaced by wood windows or brick that matches the existing to the extent reasonably practicable. Skylights may be added. The roof will be slate gray color roofing material. Stairs may be modified to meet use requirements where modification is necessary. The design of new elements required to modify the building for proposed residential use should be inspired by historic precedent found at the Fort. Nonhistoric features may be removed. Where original elements have been removed, they may but need not be replaced. Additions will be allowed on the rear facade.

Cold Storage House (#100)

Architect unknown, 1897

Description: This is a small rectangular building with a shallow gable roof that has brick parapet walls, topped by terra cotta coping, at the gable ends. It has irregularly placed window and door openings. Walls are of cream-colored brick set in a common bond. The windows have splayed arch lintels and limestone sills.

Condition: The windows are infilled with brick or plywood, and the walls are stained. There is a concrete loading dock addition on the south and east ends of the building.

Alteration Guidelines: Additional openings and enlargement of present openings should be allowed on

the front, side, and rear facades to provide sufficient access, light, and ventilation for residential use. Where windows are original and the opening is retained, the window will be retained and repaired. If retention is not practicable, reasons for removal must be documented and windows may be replaced in kind. Where windows are not original, they may be replaced with wood windows with historically compatible configuration, with no applied muntins permitted.



Cold Storage House (#100), 1997 Photograph by Susan S. Benjamin

Where original openings that have been filled in with replacement windows, glass block, or mismatched brick are changed, the infill should be replaced by wood windows or brick that matches the existing to the extent reasonably practicable. Skylights may be added. The roof will be slate gray color roofing material. Stairs may be modified to meet use requirements. The design of new elements required to modify the building for proposed residential use should be inspired by historic precedent found at the Fort. Nonhistoric features may be removed. Where original elements have been removed, they may but need not be replaced. Because of its small size and its location at the rear of the buildings on Lyster Road, garage, porch, and other additions will be allowed on any facade, the building may be moved, or it may be demolished.

Ordnance Storehouse (#88)

Holabird & Roche, 1893

Description: This is a small one-story building that is topped by a hipped roof. It has a foundation of

rubble limestone that supports cream-colored brick walls. There are irregularly placed openings. Windows have limestone sills. Built as an ordnance storehouse, the structure was later used as a general storehouse.

Condition: The windows and south side door have been replaced with steel panels. The wood staircase has been replaced by a large concrete stoop.



Ordnance Storehouse (#88), 1997 Photograph by Susan S. Benjamin

Alteration Guidelines: Additional openings and enlargement of present openings should be allowed on the front, side, and rear facades to provide sufficient access, light, and ventilation. Where windows are original, they will be retained and repaired. If retention is not practicable, reasons for removal must be documented and windows may be replaced in kind. Where windows are not original, they may be replaced with wood windows with historically compatible configuration, with no applied muntins permitted. Where original openings that have been filled in with replacement windows, glass block, mismatched brick, or steel panels are changed, the infill should be replaced by wood windows or brick that matches the existing to the extent reasonably practicable. The roof will be slate gray color roofing material. Stairs may be modified to meet use requirements. The design of new elements required to modify the building for residential use should be inspired by historic precedent found at the Fort. Nonhistoric features may be removed. Where original elements have been removed, they may but need not be replaced. Because its small size and its location are not specific to its function, this structure may be demolished or moved.

INSTITUTIONAL BUILDINGS

Army Mess Hall and Central Heating Plant (#47) Holabird & Roche, 1891

Description: This is a one-story building with the major section that contained the Army Mess Hall located adjacent to Lyster Road. It is topped by a hipped roof. A subsidiary wing at the rear of the building forms a "T" with the main section. This end, topped by a gabled roof, originally included the post's heating plant. The rear "T" has little ornamentation. Two cupolas extend from the ridge of the roof on the mess hall. On the mess hall there are brick buttresses extending to an overhanging cornice. A limestone stringcourse surrounds the building at the sill line, and there is an ornamental brick stringcourse. Dentils surround the building underneath the cornice. The foundation is rubble limestone with load-bearing masonry walls constructed of cream-colored brick laid in common bond. There are 4/4 double-hung windows topped with two light transoms. Over the years, the Army Mess Hall has functioned as a chapel, gymnasium, theater, library, and, most recently, the post exchange.



Army Mess Hall and Central Heating Plant (#47), 1997. Photograph by Victoria Granacki

Condition: Since the building was constructed, it has been altered considerably. Original doors have been replaced with aluminum and glass doors, and many openings have been infilled with mismatched brick and glass block with louvers. A concrete ramp has been built to the east entrance. Some windows have broken panes. Walls are in need of tuckpointing. In the subsidiary wing, the entire southwest corner of the structure has been reconstructed with yellow brick of a different

color, texture and finish. This repair extends well into both the south and west walls of the wing.

Alteration Guidelines: Where windows are original, they will be retained and repaired. If retention is not practicable, reasons for removal must be documented and windows may be replaced in kind. Where windows are not original, they may be replaced with windows with a configuration compatible with the building, Where original openings that have been filled in with replacement windows, glass block, or mismatched brick are changed, the infill should be replaced by windows



Army Mess Hall and Central Heating Plant, window infill (#47), 1997. Photograph by Victoria Granacki

that have profiles matching the existing to the extent reasonably practicable. The roof will be slate gray color roofing material. Stairs may be modified to meet proposed residential use. The design of new elements necessary to modify the building to meet use requirements should be inspired by historic precedent found at the Fort. Nonhistoric features may be removed. Where original elements have been removed, they may but need not be replaced. The subsidiary wing may be removed.

Post Hospital (#1, #2)

Office of the Surgeon General, #1, 1893; #2, 1905-1906

Description: Building #1 is a three-story central block flanked by two single-story wings. Set on a rubble

limestone foundation, the load-bearing exterior walls are constructed of common bond cream-colored brick. Four large chimneys project from the roof. Building #1 was later converted into the post's library. Building #2 is large and E-shaped. It ranges from one to two stories in height. The roof combines moderately pitched hipped roofs with gables, cross gables, and gabled dormers. The rough-faced limestone foundation supports exterior walls of cream-colored brick set in a common bond. There is one brick chimney extending above the roofline. When the hospital was relocated in 1969, Building #2 was altered for use as an education center.



Post Hospital, main entrance (#1), 1997. Photograph by Victoria Granacki

Condition: There was a section, connecting the two buildings, that was removed in 1958. A third building that housed a contagious disease ward has been demolished. A large veranda, which had a decorative balustrade and once wrapped around three sides, and a wide central front porch, which had a pedimented entry, have been removed from Building #1. In addition, the original windows have been replaced with aluminum double- or triple-hung windows, and several of the windows have been infilled with mismatched brick. An enclosed brick vestibule with aluminum doors accessed by concrete stairs has been added to the front of Building #1. The dormers and mansard have been sheathed in standing seam metal. In Building #2, two-story wood porches have been removed and the original windows have been replaced with aluminum sash. Mismatched brick has

been used to infill some of the openings and replace some of the cream-colored brick. Walls are stained. Dormers are covered with asphalt shingles. Standing seam fascia board surrounds portions of the building.

Alteration Guidelines: The hospital at the Fort followed the Pavillion Plan for hospital ward design. This type of plan dominated hospital design for over 100 years from the mid 19th to mid 20th centuries.59 Integral to the plan were individual wings containing the wards, which were connected to a central section for services and circulation. The wards had windows on the long sides for maximum ventilation. It was believed at the time that fresh air and natural ventilation was the most important recuperative factor that could be provided for patients. The verandas around the Fort Sheridan hospital originally contributed to this concept.60 The hospital has been greatly altered by the removal of these verandas, the removal of the center section that connected the original pavilions, and the demolition of one of the wards.



Post Hospital, showing where section was removed (#2, #1), 1997. Photograph by Victoria Granacki

Because the integrity of the buildings has been severely compromised by the removal of important historic features and by unsympathetic alterations, because not enough remains of its historic fabric to express the building's original use, and because the siting of these structures conflicts with the economic viability of the community, it may be demolished.

Fire Station (#79)

Holabird & Roche, 1893

Description: This is a small one-story rectangular building with a two-story addition on the rear and a one-story addition on the east side. It is topped by

intersecting hipped roofs and a flat roof on the onestory east-side addition. Brackets support the cornice. Windows are 4/4 double hung and are topped by semicircular lintels. Walls are constructed of creamcolored brick set in a common bond. There is a stringcourse surrounding the building at the sill line and one between the windows and cornice line. The two original garage door openings are located on the north side of the building.

Condition: The two arched garage door entrances were altered into two rectangular openings, with overhead doors, to accommodate modern fire equipment. Mismatched brick has been used as infill. Brick is in need of tuckpointing.



Fire Station (#79), 1997. Photograph by Victoria Granacki

Alteration Guidelines: Additions and alterations will be allowed to all rear facades. The roofs will all be in slate gray color roofing material. Where windows are original, they will be retained and repaired. If retention is not practicable, reasons for removal must be documented and windows may be replaced in kind. If retention is not possible, reasons for removal must be documented and windows may be replaced in kind. Where windows are not original, they may be replaced with wood windows with historically compatible configuration, with no applied muntins permitted. Where mismatched brick is removed, it should be replaced with cream-colored brick that matches the existing to the extent reasonably practicable. Where original openings that have been filled in with replacement windows, glass block, or mismatched brick are changed, the infill should be replaced by wood windows or brick that matches the existing to the extent reasonably practicable. The design

of any new elements necessary to modify the building to meet use requirements should be inspired by historic precedent found at the Fort. Nonhistoric features may be removed. Where original elements have been removed, they may but need not be replaced.

Theater (#180)

Office of the Quartermaster General, 1932

Description: This is a rectangular Georgian Revival style building with multipane double-hung windows. There are pilasters on the north and south sides of the building. The windows are topped by flat stone arches with a raised keystone. The building has a low-pitched gable roof enclosing a two-story-high interior space. There is a fanlight in the pedimented gable end at the front of the building. Walls are constructed of cream-colored brick that matches the brick used for buildings designed by Holabird and Roche. Quoining frames the corners of the front of the building. This building was determined a background building to the National Historic Landmark District as outlined in the National Historic Landmark District nomination form.

Condition: The hanging marquis over the front entrance has been replaced by a brick entrance porch with aluminum doors. One of the paneled doors with fanlights, flanking the marquis, has been converted into a multipane double-hung window. Mismatched brick has been used as infill where there were openings and used to replace some of the cream-colored brick. Brick is in need of tuckpointing.



Theater (#180), 1997. Photograph by Victoria Granacki

Alteration Guidelines: There should be no material changes to the facades in front of the firewall. Alterations and additions will be allowed to the side and rear facades. The roofs will be slate gray color roofing material. Where mismatched brick is removed, it should be replaced with cream-colored brick that matches the existing to the extent reasonably practicable. Where original openings that have been filled in with replacement windows, glass block, or mismatched brick are changed, the infill should be replaced by wood windows or brick that matches the existing to the extent reasonably practicable. The design of new elements required to modify the building for a new use should be inspired by historic precedent found at the Fort. Nonhistoric features may be removed. Where original elements have been removed, they may but need not be replaced. Garage or other room additions should be allowed at the rear.

Guardhouse (#33)

Holabird & Roche, 1890, 1905-1906

Description: This is a one-story T-shaped Richardsonian Romanesque building. The original central section has a projecting porch with five openings separated by brick piers with rounded stone capitals. The openings are topped by an arcade of perforated arches, in groups of four, forming a fascia under the cornice. The roof is made up of intersecting hipped sections with small triangular gable ends at the peaks and is supported by wood brackets. Molded brick chimneys extend above the roofline. A decorative iron railing surrounds the porch. Windows are double hung, topped by semicircular arches. Many windows have bars. A foundation of rubble limestone supports the load-bearing masonry walls constructed of creamcolored brick laid in common bond. There is a stringcourse at the sill line of the front windows and dentils under the cornice. The building served as a stockade and guardhouse until 1970, when it was converted to use as the post museum.

Condition: Front dormers and roof vents have been removed. The original doors have been replaced by aluminum and glass doors. Mismatched brick has been used to infill some of the openings and replace some of the cream-colored brick. Brick is stained. There are concrete stoops at the rear entrances.

Alteration Guidelines: There will be no material changes to the front or side facades. Alterations and

additions will be allowed on the rear facade. The roofs will be slate gray color roofing material. Where windows are original, they will be retained and repaired. If retention is not practicable, reasons for removal must be documented and windows may be replaced in kind. Where mismatched brick is removed, the brick should be replaced with cream-colored brick that matches the existing to the extent reasonably practicable. Where original openings that have been filled in with replacement windows, glass block, or mismatched brick are changed, the infill should be replaced by wood windows or brick that matches the existing to the extent reasonably practicable. The design of any historic elements necessary to modify use requirements should be inspired by historic precedent found at the Fort. Nonhistoric features may be removed. Where original elements have been removed, they may but need not be replaced.



Guardhouse, arcade detail (#33), 1997. Photograph by Victoria Granacki

Bakery (#34)

Holabird & Roche, 1890

Description: This is a one-story building, irregular in plan with a gable roof. On the front is an entrance porch with brick piers that have rounded stone capitals. There is also a porch on the north side. The walls are of cream-colored brick set in common bond. The gable ends have a brick parapet topped by terra cotta coping. An ornamental brick band extends across the front and rear gables.

Condition: The front porch has been enclosed with wood panels and awning windows. The side porch has been similarly enclosed. The front windows have been

infilled with glass block, and mismatched brick, and the top of the front door has been infilled with mismatched brick. Mismatched brick also has been used to replace some of the original cream-colored brick. Walls are stained and in need of tuckpointing. At the rear of the building is a red brick chimney and a brick entrance porch.



Bakery (#34), 1997 Photograph by Susan S. Benjamin

Alteration Guidelines: Additional openings and enlargement of present openings will be allowed on the front, side, and rear facades to provide sufficient access, light, and ventilation for residential use. Additions and alterations will be allowed on the rear facade. The roofs will be slate gray color roofing material. Where windows are original and the opening is retained, the window will be retained and repaired. If retention is not practicable, reasons for removal must be documented and windows may be replaced in kind. Where mismatched brick is removed, it should be replaced with cream-colored brick that matches the existing to the extent reasonably practicable. Stairs may be modified to accommodate proposed residential use. The design of any historic elements required to modify the building for proposed residential use should be inspired by historic precedent found at the Fort. Nonhistoric features may be removed. Where original elements have been removed, they may but need not be replaced.

Veterinary Hospital (#38)

Holabird & Roche, 1890

Description: This is a 11/2-story T-shaped Richardsonian Romanesque building with a gabled roof on the front section and a hipped roof on the rear. There are several hipped-roof dormers. The front section has a central bay with brick buttresses flanking the entrance. The entrance is topped by a front-facing gable that contains a semicircular panel with ornamen-

tal brickwork. There is a ventilator at the intersection of the gabled roof and the front-facing gable, and one on the ridge at the rear of the building. Each gable end has a parapet wall topped by terra cotta coping. The walls are cream-colored brick set in common bond. A stringcourse of ornamental brickwork surrounds the front section of the building between the windows and roofline. The windows are double hung topped by segmental arches. Sills are of limestone. Originally constructed as a Veterinary Hospital and then converted, in 1918, to stables, it was modified after World War II for a post exchange and cafeteria and again in 1969 for the Fort's post office.

Condition: Mismatched brick has been used to replace some of the original cream-colored brick and infill some openings. A concrete and steel columned loading dock with a flat roof is located on the south gable end of the building. The historic entrance doors have been replaced with aluminum store front doors. At the northwest intersection of the "T" is an orange concrete block addition. Chimneys are in need of tuckpointing.



Veterinary Hospital, front entrance (#38), 1997. Photograph by Victoria Granacki

Alteration Guidelines: There will be no material changes to the front facade. Where windows are original, they will be retained and repaired. If retention is not

practicable, reasons for removal must be documented and windows may be replaced in kind. Where windows are not original, they may be replaced with wood windows with historically compatible configuration, with no applied muntins permitted. The roof will be slate gray color roofing material. Where mismatched brick is removed, it should be replaced with cream-colored brick that matches the existing to the extent practicable. Where original openings that have been filled in with replacement windows, glass block, or mismatched brick are changed, the infill should be replaced by wood windows or brick that matches the existing to the extent reasonably practicable. The design of any new elements required to modify the building for proposed residential use should be inspired by historic precedent found at the Fort. Nonhistoric features may be removed. Where original elements have been removed, they may but need not be replaced. Additions and substantial alterations will be allowed on the rear of the side and on the rear facades.

Post Office (#66)

Post Engineer, 1907

Description: This is a small, one-story building with a front-facing gable roof. The brick foundation supports walls of mottled orange-colored brick set in a common bond pattern. The windows, which have concrete sills, are double hung and topped by segmental arch lintels. Built as the Fort's first post office, it was later used as a court marshall room and the transportation corps administration building.



Post Office (#66), 1997. Photograph by Susan S. Benjamin

Condition: The original wood and glass storefront windows have been replaced with tongue-and-groove boards. The entrance is now a single wood door with two stepped lights. There were originally two molded brick chimneys. One has been removed, and the one at the rear of the building has been replaced by a simple brick chimney. Brick corner piers that originally extended above the roofline have been lowered. At the rear end of the building is a wood frame addition.

Alteration Guidelines: Additional openings and enlargement of present openings should be allowed to provide sufficient access, light, and ventilation for proposed residential use. Where windows are original and the opening is retained, the window will be retained and repaired. If retention is not practicable, reasons for removal must be documented and windows may be replaced in kind. The roof will be slate gray color roofing material. Where original openings that have been filled in with wood boards, replacement windows, glass block, or mismatched brick are changed, the infill should be replaced by wood windows or brick that matches the existing to the extent reasonably practicable. The design of new elements required to modify use requirements should be inspired by historic precedent found at the Fort. Nonhistoric features may be removed. Where original elements have been removed, they may but need not be replaced. Additions and substantial alterations will be allowed on the rear facade. Because the building has been substantially altered, contains an incompatible addition, and is constructed of a mottled orange colored brick in contrast with the Fort Sheridan yellow brick, it may be demolished.

Infantry Drill Hall (#60)

Holabird & Roche, 1893

Description: This is a large one-story Richardsonian Romanesque building, rectangular in plan, with a broad gable roof. The gable ends have parapet walls topped with terra cotta coping. On the long sides, the roof is supported by rectangular brick buttresses. The walls are of cream-colored brick laid in a common bond pattern. A wide arched entrance is set into the east gable end wall. The entrance is flanked by two pairs of arched brick openings. There are three arched windows, a tall window flanked by two shorter ones, located over the arched entrance in the east gable end. There is a similar grouping of windows in the west gable end. Sills are of

limestone. Underneath the limestone sills are brick lintels. Originally built as an equestrian and infantry drill hall, it was converted in 1945 into a gymnasium.

Condition: The entrance arch on the east gabled end is infilled with mismatched brick. Brick is stained. The opposite gabled end has an attached brick vestibule with metal doors. The window openings have been infilled with glass block, louvers, brick, and large metal frame hopper windows. The arched windows on the west gable end have been boarded up.



Infantry Drill Hall (#60), 1997. Photograph by Victoria Granacki

Alteration Guidelines: Where windows are original, they will be retained and repaired. If retention is not practicable, reasons for removal must be documented and windows may be replaced in kind. The roof will be slate gray color roofing material. Where mismatched brick is removed, it should be replaced with creamcolored brick that matches the existing to the extent reasonably practicable. Where original openings that have been filled in with replacement windows, glass block, or mismatched brick are changed, the infill should be replaced by windows that have a configuration compatible with the building. The design of historic elements required to modify use requirements should be inspired by historic precedent found at the Fort. Nonhistoric features may be removed. Where original elements have been removed, they may but need not be replaced. Additions and substantial alterations will be allowed on the nonstreet facade.

Water Tower (#49)

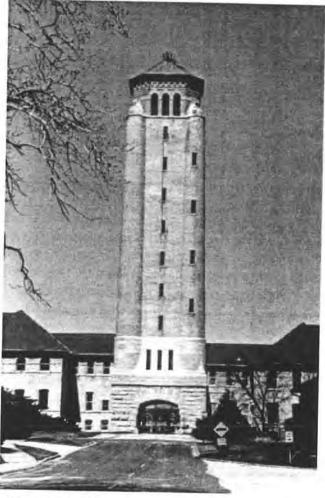
Holabird & Roche, 1891

Description: The water tower stands 167 feet tall with a 39-foot square base. The first level is rusticated



Water Tower, roof (#49), 1997. Photograph by Victoria Granacki

limestone with beaded joints; the second level is smooth-faced, coursed ashlar limestone; and the remainder of the tower is cream-colored brick set in a common bond. A sally port provides access through the base of the tower. The opening is topped by a segmental arch with large voussoirs. There are three tall, narrow deeply set windows at the second level on the north and



Water Tower (#49), 1997. Photograph by Victoria Granacki

south sides of the tower. Above, there are slender windows set in vertical bands. Four three-quarter-round buttresses with stone caps form the tower corners. The tower terminates in a stone band and octagonal section with a pointed octagonal roof that has a shallow pitch. This octagonal section has three arched windows on each of the four wide sides and ornamental brickwork beneath the cornice. The interior of the base has groin vaults with ornamental ribbing. Wrought iron lanterns flank the opening to the tower. The tower houses the Fort's water tank.

Condition: In 1949, a structural weakness was found and the original steeply pitched hipped roof was replaced by the present top section, reducing the height by 61 feet. Limestone and brick walls are stained. Arched entrance to the barracks has been altered. The wrought iron on the lanterns is corroding.

Alteration Guidelines: Nonhistoric features may be removed. Where original elements have been removed, they may but need not be replaced. Any restoration should match, as reasonably practicable, historic precedent from old photos or plans.

Bachelor Officers' Quarters and Mess (#31) Holabird & Roche, 1892-1893

Description: This is a Richardsonian Romanesque 2 ½-story rectangular building. It is topped by a steeply pitched gabled roof with large front dormers that have fish-scale shingles in the gable and contain four windows. There are firewalls and brick chimneys between each dormer. Limestone rubble serves as the foundation below walls constructed of cream-colored brick set in common bond. A two-story inset porch runs the length of the east end of the front facade of the building. The second-floor balcony is supported by square brick piers. Above each pier is a pair of truncated round columns with ornamental capitals. At the west end of the porch, past a steep parapet wall topped with terra cotta coping, is the entrance section. It consists of a two-story gabled front entrance porch set in a rectangular section that has no front porches. In recent years the building was used as a community club with guest housing accommodation. There are three shallow wings and fire escapes at the rear of the building.



Bachelor Officers' Quarters and Mess (#31), 1997. Photograph by Victoria Granacki

Condition: There is a one-story addition at the west gabled end of the building. In the 1950s there was a fire on the building's west end. At that time, the frontfacing gabled wing porch was rebuilt and considerably altered. Mismatched brick has been used to replace much of the original cream-colored brick. A considerable amount of the brick is stained. All of the front windows in the west end of the west section have been replaced.

Alteration Guidelines: Where windows are original, they will be retained and repaired. If retention is not practicable, reasons for removal must be documented and windows may be replaced in kind. Where windows are not original, they may be replaced with wood



Bachelor Officers' Quarters and Mess (#31), 1997. Photograph by Victoria Granacki

windows with historically compatible configuration, with no applied muntins permitted. The roof will be slate gray color roofing material. Skylights may be added to the rear facade. Where mismatched brick is removed, it should be replaced with cream-colored brick that matches the existing to the extent reasonably practicable. Where original openings that have been filled in with replacement windows, glass block, or mismatched brick are changed, the infill should be replaced by wood windows or brick that matches the existing to the extent reasonably practicable. Stairs may be modified to meet use requirements. The design of new elements required to modify the building for proposed residential use should be inspired by historic precedent found at the Fort. Nonhistoric features may be removed. Where original elements have been removed, they may but need not be replaced. Additions and alterations will be allowed on the rear facade.

Bachelor Officers' Quarters (#32)

Office of the Quartermaster General, 1907-1908

Description: This is a two-story, T-shaped building with a one-story porch across the front. The porch consists of eight concrete posts that extend above the roofline of the porch to provide a balcony for the second floor. A simple metal railing connects the posts on each floor. The walls are of cream-colored brick set in a common bond. Below the stone water table, the wall is constructed of random ashlar limestone. The hipped roof has a small gable at the peak of the ridge. There are four brick chimneys. Windows are double hung; most are 2/2. Sills are of limestone. There is a small wood porch at the northeast corner of the building.



Bachelor Officers' Quarters (#32), 1997. Photograph by Victoria Granacki

Condition: Originally the building had a two-story porch extending across the entire length of the building. Its projecting standing seam metal roof was supported by round columns and four pairs of round columns resting on four brick piers flanking the center entrance. The three front dormers have also been removed. The foundation has been tuckpointed with mismatched mortar.

Alteration Guidelines: Where windows are original, they will be retained and repaired. If retention is not practicable, reasons for removal must be documented and windows may be replaced in kind. Where windows are not original, they may be replaced with wood windows with historically compatible configuration, with no applied muntins permitted. The roof will be gray color roofing material. Skylights may be added to the rear facade. Where mismatched brick is removed, it should be replaced with cream-colored brick that matches the existing to the extent reasonably practicable. Where original openings that have been filled in with replacement windows, glass block, or mismatched brick are changed, the infill should be replaced by wood windows or brick that matches the existing to the extent reasonably practicable. Stairs may be modified to meet use requirements. The design of historic elements required to modify use requirements should be inspired by historic precedent at the Fort. Nonhistoric features may be removed. Where original elements have been removed, they may but need not be replaced. Additions and substantial alterations will be allowed on the rear facade.

Dead House (#87)

Holabird & Roche, 1893

Description: This is a small one-story building with a gabled roof. The raised foundation is constructed of rusticated random ashlar limestone, and the walls are of cream-colored brick set in a common bond. All of the windows have blind openings. The two front openings contain stone crosses in high relief. There is a single brick chimney. After the building no longer served as a morgue, it was used as an inflammable materials storehouse.

Condition: The historic doors have been replaced by metal doors, and the skylights have been removed from the roof. The foundations need tuckpointing.



#135

Dead House (#87), 1997. Photograph by Victoria Granacki

Alteration Guidelines: The bricked-in openings on the sides of the building may be changed to accommodate wood windows. The roof will be in slate gray color roofing material. Nonhistoric features may be removed. Where original elements have been removed, they may but need not be replaced. Because of its size and remote location, the building may be moved or demolished.

4. Noncontributing Structures in the Historic District

The following structures have been determined as noncontributing structures to the National Historic District as outlined in the National Historic District nomination form.

ation form:
Power House, concrete structure, construction date unknown
Heating Plant, concrete block structure, 1967
Detached Garage, concrete block structure, 1969
Motor Repair Shop, corrugated steel structure, 1931
Vehicle Storage, corrugated steel structure, 1932
Fixed Ammunition Magazine, concrete block structure, 1929
Fixed Ammunition Magazine, concrete block structure, 1929
Vehicle Storage, corrugated steel structure, 1931
General Purpose Warehouse, metal structure, 1928
Vehicle Storage, corrugated steel structure, 1932
Diesel Fuel Station, brick structure, 1932
Administration, wood structure, 1935
Scale House, brick structure, 1943
Administration, wood structure, 1941

#T151	Dispatch Office, wood structure, 1959
#154	Pool Filter Building, concrete structure, 1964
#156	Bathhouse, brick structure, 1964
#157	General Storehouse, stucco and corrugated metal, 1919
#159	Outdoor Swimming Pool, 1964
#T170	Chapel, wood structure, 1941
#T200	Sentry House, brick structure, 1978
#T201	Bachelor Officers' Quarters, wood and plaster siding, 1943
#202	Exchange Service Outlets, brick structure, 1934
#204	Family Housing, frame structure, 1919
#T205	Enlisted and Civilian Club, wood structure, 1941
#206	Water Storage Tank, concrete structure, 1966
#207	Water Storage Tank, concrete structure, 1966
#T210	Detached Garage, wood structure, construction date unknown
#216	Small Arms Repair Shop, steel structure, 1941
#S216A	Flammable Material Storehouse, metal structure, 1941
#296	Underground Holding Tank, construction date unknown
#297	Powerhouse, brick structure, construction date unknown
#298	Bathhouse, frame structure, 1946
#T370	Vehicle storage, wood structure, 1941
#400-41	7 Detached Garages, concrete block structures, 1940
#T700	Administration, wood structure, 1941
#T701	Administration, wood structure, 1941
#T702	Administration, wood structure, 1941
#T703	Administration, wood structure, 1941
#707	Dispensary/Dental Clinic, concrete block structure, 1967
#718	General Storehouse, wood structure, 1941
#T723	General Storehouse, wood structure, 1942
#T724	Administration, wood structure, 1942
#725	Skill Development Center, wingsheet metal structure, 1942
#T726	Medical Maintenance, concrete block structure, 1945
#71	Power House for Computer, concrete block structure, 1981
The	ese buildings may be demolished and their sites
	reconfigured for compatible new construction.

Oil House, brick structure, 1940

D. Historic Designed Landscapes and Townscape Features

Laid out by landscape architect Ossian C. Simonds, who was one of the principal developers of the Prairie Style of landscape gardening, Fort Sheridan provides one of the finest examples of the naturalistic approach. At the Fort, Simonds designed landscapes that incorporated themes found throughout nature and that were pleasing during every season. He believed that by creating a beautiful natural-looking landscape, he would teach people to see the beauty of nature and the beauty of the world. His governing goal was to utilize plant material-trees, shrubs, plants, and flowers-to create harmonious effects through color, contrast of light and shadow, and pleasing natural outlines. Simonds preferred native varieties of trees and shrubs, although he did not exclude evergreens as part of a naturallooking group of plantings.61 New, predominantly native, plant material was laid out in an informal fashion, creating a softness and a visual connection between the sky and the horizon. Simonds respected the natural terrain and very likely left much of the existing natural plant material. When finished, Simonds left generous open space for nature to fill in with clouds, sunshine, stars, and moonlight.



Intersection of Leonard Wood Avenue and Logan Loop, ca. 1910. Lake County (IL) Museum, Regional History Archives, 92.24.261

The pattern of roads and walkways used by Simonds was consistent with this naturalistic approach. He did not use any rigid geometric road layouts, whether rectilinear grids or symmetrical circular drives. His roads were winding or straight with gently curving corners and his property edges were curving and irregular. Even areas that were primarily linear were often interrupted by a landscaped triangular area at an intersection or a rounded corner. Yet Simonds acknowl-

edged the urban needs of a community that required principal roads, rear service roads or alleys, and a comprehensive network of pedestrian sidewalks running parallel to all roads. All buildings were designed with walks from their front entrances to the road.



Stables area south of the Tower and Barracks, ca. 1913. Collection, Highland Park Historical Society

The intent of the landscape and townscape guidelines is to reinforce Simonds' overall approach, where plant material was used to frame attractive views, to enhance the Fort's architecture, and to soften and direct views away from intrusive elements. Wherever practical, existing roadways should be retained and new roadways made to fit into either Simonds' soft-edged linear pattern, or his gently winding curves and loops. Pedestrian walks should be provided throughout.

Maintenance of Simonds' landscape vision may be accomplished by adding new planting materials in mixed and irregular groupings only. There should be no formal rows or symmetrical arrangements, and no formal pruning. After trees and shrubs have become established, there should be very little trimming, cutting only dead branches and those that interfere with walks and drives. Diseased or dying trees must be treated immediately and, if necessary, removed. A description of the plant material Simonds preferred and a plant list may be found in Appendix A.

Parade Grounds, Surrounding Ring Road and Buildings Fronting on Leonard Wood Avenue, the Ring Road

Ossian C. Simonds, ca. 1888

Description: The irregularly shaped oval parade ground, surrounded by Leonard Wood Avenue, is characterized by a large grassy open space with woods, mostly made up of oaks, to the east. It is characterized by a flat, irregular shape and by a framework of trees.

Roads leading into Fort Leonard Wood Avenue form small irregularly shaped triangular islands, a Simonds design theme. Barracks (#48, #50, #81-84) face the parade grounds on the south; officers' housing designed by the Office of the Quartermaster General (#92-97) faces it on the east and north, and the Bachelor Officers' Quarters and Mess (#31) and Bachelor Officers' Quarters (#32) face it on the north. The Water Tower (#49), located in the center of the barracks, forms a strong vertical counterpoint to the lower buildings surrounding the parade grounds. There are strong vistas between the Tower and the Bachelor Officers' Quarters and Mess. Sidewalks run parallel to all roads encirling the grounds, and from building entrances to the roads, All automobile access is in the rear from alleys or a limited number of short roads that lead around to parking in the rear of buildings.



Vista from Tower to Bachelor Officers' Quarters and Mess, 1997. Photograph by Victoria Granacki

Before it was converted into a section of the Fort's golf course, the parade grounds functioned as a bivouac area, horse training ground, marching area, and gathering spot.

Condition: There have been some changes to the road system surrounding the parade grounds since the Fort was first laid out. There was a primary entry/exit road from the Fort linking to Old Elm Road. This entry is marked by an old foundation and the last vestiges of an allee of elm trees, which would have lined the road. This road was closed between 1939 and 1959. At that time, gateposts were built at Sheridan Road opposite the west end of the parade grounds. There was a guardhouse, located on the north side of the new entrance road to the Fort, that was removed in the 1950s and replaced by one built on the south side of this road. Adding a long entry road between Sheridan Road and the parade grounds created a much more formal

entrance and approach to the Fort than would likely have been Simonds' design intent. To the south, the parade grounds have been altered with the addition of an intrusive brick reviewing stand. To the north, the edge of the parade grounds has been changed with the addition of a concrete retaining wall to provide for parking, berms, formally clipped evergreen shrubs, and a tennis court. To the east is a second tennis court. These are all nonhistoric elements. To the east is a recent statue of General Philip Sheridan. Over the years, many original plantings have been removed or added to or have died. There are formally clipped evergreen trees and shrubs, which obscure the architecture, scattered throughout the yards of the structures facing the parade grounds.



Vista from across Parade Grounds to Tower, 1997. Photograph by Victoria Granacki

Alteration Guidelines: The overall shape of the parade grounds, the vistas, and the historic plantings should be retained. Reopening of the historic entrance at Old Elm Road should be pursued. The long entry road connecting Leonard Wood Avenue to Sheridan Road may be removed. Intrusive, nonhistoric structures such as the low wall on the edge of the parade grounds should be removed. Nonhistoric plant material removal should be considered on a case-by-case basis and should be tied to its appropriateness to the design concepts developed by Simonds. Except in front of the barracks where more formality is appropriate, all new plantings, their locations, and landscape gradings should also be in keeping with Simonds' naturalistic design concepts as described in this document. The vista of the tower from McCaskey Road and from Building #31, the Bachelor Officers' Quarters and Mess, should be preserved.

Plantings should be laid out in an informal manner near the buildings and complement, not obscure, the

architecture. There may be isolated trees in a variety of sizes, heights, and shapes. Or there should be groupings that contain a variety of sizes, heights, and shapes of trees and shrubs within each grouping. A more formal allee of shade trees should be planted along Leonard Wood Avenue in front of the barracks. Alleys should be retained as the principal service entrance for all buildings facing the Parade Ground. For single-family residences they could be moved back, up to 30 feet from the rear wall of the houses. Additional driveways to rear parking areas are permitted in limited number behind larger buildings. Sidewalks should remain parallel to the road with a parkway in between, and there should be walks from all building entrances to the main road.

McArthur, Scott, and Logan Loops

Ossian C. Simonds, ca. 1888

Description: This area is made up of three loops of roads lined with large single-family houses designed by Holabird & Roche for the post officers. The houses are located on large lots set back a distance from the road and placed following the roads' curves. Sidewalks are parallel and adjacent to the roads with a service walk



Scott Loop, view toward lake, 1997. Photograph by Victoria Granacki

leading from each front door to the road. All houses are served from rear alleys. In the center of each loop road, at the lake end, is an irregularly shaped landscaped island with the pointed end toward Leonard Wood Avenue and the rounded end toward Lake Michigan. Where the loop roads meet the lake there are no buildings. There are many historic trees remaining in these areas and historic understory plantings are placed in an informal arrangement.



Logan Loop, view toward lake, 1997. Photograph by Victoria Granacki

Condition: At the ends of the loop roads the views to the lake are obscured with trees and shrubs. Simonds likely wanted these areas open and free of vegetation so that the view of the lake from the loop roads would be uncompromised. Inappropriate species of plantings, including isolated formally pruned shrubs, are scattered throughout the lots containing the officers' housing and on the loop islands. Bradley Loop, which surrounded the Post Hospital (#1, #2) but has been largely paved over, contains intrusive buildings and has lost its integrity.

Alteration Guidelines: The loop roads must remain in their curving configuration. The landscaped islands and lakefront should remain and be free of structures. All houses on existing loop roads must continue to be served from rear alleys, although these could be moved back, up to 30 feet from the rear wall of the houses. Fences are not permitted in front yards. New infill single-family homes may be constructed on the loop roads provided a minimum distance of 40 feet is maintained between houses, the footprint of the new structure is no less than 28 feet and no greater than 38 feet wide, the front yard is the average of the front yards of the adjacent neighbors, and the garages are accessed from the alley only. Additional infill lots may be permitted in the area south of Scott Loop and north of Logan Loop, as well as along Bradley Loop. These infill houses may be accessed from new front drives.

Historic trees should be retained and preserved. Volunteer trees and other vegetation interfering with views of Lake Michigan from the loop roads should be taken out. Assessment of nonhistoric plant material should be done on a case-by-case basis and should be

tied to its appropriateness to Simonds' design concepts. All new plantings, their locations, and landscape grading should also be in keeping with Simonds' design concepts, as described in this document. Plantings should be laid out in an informal manner near the buildings and complement, not obscure, the architecture. There may be isolated trees in a variety of sizes, heights, and shapes or groupings that should contain a variety of sizes, heights, and shapes of trees and shrubs. Native species are preferred.

In the side yards and rear yards, some flexibility is permitted. Nonnative plantings, patios, decks, fences, and yard equipment such as children's playthings, barbeque grills, and other similar improvements are permitted in side yards provided that they are set back from the front of the house and screened by landscape materials of the type and configuration described above. In the rear there are no restrictions on landscaping, fences, yard equipment, or other similar improvements. For houses located on corner lots the side yards should be treated as a front yard.

Whistler, Lyster, Patten, Ronan Roads Ossian C. Simonds, ca. 1888

Description: These roads are located at the south end of the Fort, which generally contains nonresidential, utilitarian structures including stables, workshops, warehouses, and kitchens. They are straight roads with gentle curves at the ends or triangular landscaped areas where they intersect other streets. In keeping with Simonds' naturalistic approach, they tend not to meet perpendicular roads at exact right angles, and their corners are usually rounded in irregular curves that vary from one intersection to another. There are sidewalks parallel to all roads as well as from the road to all



Aerial view of Fort, south of Barracks, ca. 1939. Lake County (IL) Museum, Curt Teich Postcard Archives

building entrances. There is an important vista to the west, down Whistler Road toward the Guardhouse, and a second where Ronan Road crosses Whistler Road from Ronan through the Tower and across the Parade Grounds to the Officers' Club and Mess. There is far



Vista to Guardhouse from Whistler Road, 1997. Photograph by Susan S. Benjamin

less vegetation along these roads and around the adjacent buildings. Some historic trees are located south of Whistler Road, primarily at the southeast corner of Lyster and Whistler.

Condition: A considerable amount of the area adjoining these roads has been paved over and includes intrusions such as World War II barracks. Most of the historic vegetation has been removed along these roads and around the buildings. The west end of the north fork of Bartlett Ravine, which at one time meandered west to the area parallel and south of Whistler Road, has been filled in with material that makes it unsound for new construction. Some plantings have been added to these areas and appear to be post-World War II vintage.

Alteration Guidelines: The predominantly linear pattern and location of the historic roads should be retained. If roads are changed, they may be narrowed to be more consistent with their original dimensions or with other roads on the fort property. Corners of the roads should remain gently curved. Vistas should be retained and may be strengthened through the use of formally planted shade trees lining the streets. This includes the view through the tower to the Parade Ground from Ronan Road.

New roads should be of the same general dimensions as the existing and fit in between existing principal roads that form an established, predominately linear pattern. Some slight curving of new roads is permitted, as are rounded corners and loop roads similar to those existing in the residential area with loop roads. All roads

should have sidewalks parallel and adjacent to roads with walks directly from the front entrances of buildings to the road. In areas where new single-family detached homes may be constructed, front driveways with curb cuts are permitted, at a maximum of one per house. In areas where the stables are to be rehabilitated, there should be new alleys, which may be mid-block, for access to rear garages. Along Lyster Road, a limited number of driveways to parking lots behind larger buildings are permitted. There should be walks directly from front entrances of buildings to the road.



Vista of Bachelor Officers' Quarters and Mess through salley port of Water Tower, 1997. Photograph by Victoria Granacki

Historic trees should be retained. Plantings around the existing historic buildings should be consistent with Simonds' design concepts as described in this document. Plantings should be laid out in an informal manner and complement, not obscure, the architecture. There may be isolated trees in a variety of sizes, heights, and shapes or groupings that should contain a variety of sizes, heights, and shapes of trees and shrubs. Native species are preferred. If practicable, the historic north fork of the Bartlett ravine could be restored as a natural greenspace area.

Bartlett and Hutchinson Ravines, Lake Michigan Bluffs

Description: Bartlett and Hutchinson Ravines are natural ravines that form the boundaries of the Historic District. They are important character-defining features-influencing where Simonds was to lay out roads

and buildings. The ravines have been little altered. The lakefront bluff is planted with trees, shrubs, and other vegetation. The relatively recent age of the plants would suggest that the bluffs are continually eroding. Larger trees are not present. Simonds likely was deeply influenced by the natural forms he encountered in the ravines, on the table land on top of the ravines, and on the bluffs. He probably left the ravines and bluffs largely as he found them. He laid out a road down and through the Bartlett Ravine, to the lake. It is, perhaps, the most beautiful road on the Fort property.

Condition: The ravines are probably much as they were when Simonds first came to the Fort, with the exception of Bartlett Ravine, which had a north fork that was filled in. The Lake Michigan bluff has been eroding and is unstable in some areas. Rock retaining walls or revetments have been added at the bottom of the bluff to slow erosion.



Fort Sheridan at moonlight, ca. 1910. Collection, Highland Park Historical Society

Alteration Guidelines: The natural features of the ravines and bluffs should be retained and cared for.

E. New Construction Guidelines

The challenge of new construction at the Fort is to make it fit into the architectural, landscape, and townscape character that makes the Fort so attractive and significant. The goal is compatibility. That means a contemporary expression using similar materials, and those kinds of shapes and forms reflective of what is already at the Fort. It does not mean imitation or reproduction of historic styles. The new construction guidelines in this document intend to ensure that compatibility.

There are some areas of the Fort where new construction may be closely fit in between historic structures and into an established landscape setting with a strongly defined character. In these areas, guidelines for new construction will be more prescriptive so new buildings will blend with and minimize the potential impact on existing structures. These areas include the Officers' Housing on the loop roads, and new lots that may be created facing the Parade Grounds. In other areas of new construction, particularly south of the Barracks, more flexibility in design and materials will be permitted, while still retaining the concept of compatibility.

1. Single-Family Detached Houses

New houses should be composed of a few, simple rectilinear masses. Exterior materials on front and side facades visible from the street can be brick, stone, stucco or synthetic stucco, or modular precast stone or block units, excluding concrete block, in light to medium earth tones with light-colored mortar. Other materials such as cedar siding are permitted on rear facades and facades not visible from the street. Front facades and side facades visible from the street should be expressed as solid masonry with window reveals. In the loop roads and Parade Ground areas, any front facade or side facade visible from the street must be brick with masonry window returns. In other areas, any of the other prescribed materials are permitted and window returns may be of nonmasonry materials such as wood. Ornamental stringcourses are permitted. In any infill houses that may be constructed on loop roads, the main floor must be above grade at a level similar to existing surrounding houses. In all other areas, the main floor may be at grade.

Roofs should have a simple form, either gabled or hipped, with a roof pitch and eaves similar to those of other single-family houses or duplexes at the Fort. In the area of the loop roads, roofs must be gable ended and match the pitch of the existing historic houses. Roof material should be slate gray colored. Copper is permitted over bays or similar protrusions. If there are dormers in the loop roads area, they should also be gabled or hipped to match the roof pitch, and set back from the end of the roof. In other areas, shed-roof dormers are also permitted and need not be set back from the end of the roof. In all masonry houses in the loop roads area, there should be visible shoulders or parapets with clay tile or masonry coping.

All windows on the front facades and side facades visible from the street should have a vertical proportion and be compatible in profile to historic windows at the Fort. Other types of windows are permitted on side facades not visible from the street and rear facades. In the loop roads area all windows must be wood. Removable aluminum or vinyl storms/screens are permitted. On front facades and side facades visible from the street, lights should be in a historically compatible configuration with no removable muntins permitted. Windows topped with jack, segmental, or full arches are encouraged. On front facades and side facades visible from the street, sills should be of limestone, cast stone, or concrete. Flat plate skylights are permitted in all areas, oriented at roof pitch.

Chimneys should not be located on the front of houses. In all-masonry houses, chimneys should be all masonry, and be compatible with historic chimneys in color and material. In other houses, other exterior materials are permitted except for metal.

The front door and entry must be a prominent element of the front facade. Doors may have sidelights, transoms, panels, and/or arched tops. All doors on front and side facades visible from the street should be hinged, not sliding.

Front porches are recommended, of a type and style compatible with surrounding existing houses. Ornamental metal railings, similar to those found at the Fort, are encouraged. External porches of any material are permitted on secondary entries.

Detached garages are permitted, sympathetic in form and materials to historic garages at the Fort. For infill houses on the existing loop roads and facing the Parade Grounds, front-facing garages are not permitted. In other areas, front-facing garages are permitted, with the plane of the garage door wall set back from the front facade. Although garages may be provided for any number of vehicles, there should be no garage door opening larger than that needed for two vehicles. Garage doors should have their mass broken up with paneling or similar design treatment.

2. Single-Family Attached Houses and Multifamily Housing

Buildings of this type should make reference to similar residential typologies of the period. They should be simple in expression but well proportioned and attractive. The composition of facades and fenestration should express a solid bearing wall building with window reveals. Some latitude is permitted in the size and form of window and door openings, but an overall rhythm, with a vertical window emphasis, is preferred.

New buildings should be composed of a few, simple rectilinear masses. Exterior materials can be brick, stone, stucco or synthetic stucco, or modular precast stone or block units, excluding concrete block, in light to medium earth tones with light-colored mortar. Front facades should be expressed as solid masonry with window returns of masonry or other nonmasonry materials such as wood. Ornamental stringcourses are permitted. Galvanized steel, copper, or decorative asphalt shingles may be used to define a mass, indentation, or protrusion.

Roofs should have a simple form. Hipped or gabled roofs with eaves are recommended. Flat roofs with parapets are permitted. All roofing materials are permitted, and should be in a slate gray color. Nonvisible roofs may be any material. Galvanized steel or copper is permitted over bays or similar protrusions. If there are dormers they should also be gabled, hipped, or shed, and may be set back from the end of the roof. Visible shoulders and parapets should have coping or brick cornice detailing.

All windows on the front facades and side facades visible from the street should have a vertical proportion. Other types of windows are permitted on rear facades or facades not visible from the street. Removable aluminum or vinyl storms/screens are permitted. On front facades and side facades visible from the street, all lights should be in a historically compatible configuration, with no removable muntins permitted. Windows topped with jack, segmental, or full arches are encouraged. Steel lintels are permitted. On front facades and side facades visible from the street, sills of limestone, cast stone, specially shaped brick, or concrete are recommended. Flat plate skylights are permitted, oriented at roof pitch.

Balconies are permitted on multifamily structures. They should be combined with several balconies and expressed as a few larger forms, rather than many individual elements. Ornamental metal railings are recommended.

Chimneys should match historical materials, or be nonvisible from the street.

The front door and entry must be a prominent element of the front facade. Doors may have sidelights, transoms, panels, and/or arched tops.

Front porches are recommended, of a type and style compatible with surrounding existing houses. Ornamental metal railings, similar to those found at the Fort, are encouraged. External porches of any material are permitted on secondary entries.

Detached garages are permitted, sympathetic in form and materials to historic garages at the Fort. Front-facing garages are permitted, with the plane of the garage door wall set back from the front facade. Although garages may be provided for any number of vehicles, there should be no garage door opening larger than that needed for two vehicles. Garage doors should have their mass broken up with paneling or similar design treatment.

Description of the Master Planning Process

On September 28, 1994, the Fort Sheridan Joint Planning Committee, an intergovernmental planning body with a membership of the City of Lake Forest, the City of Highwood, the City of Highland Park, and Lake County, unanimously approved a conceptual land use plan ("JPC Concept Plan") for the surplus property at Fort Sheridan. This document was to serve as the baseline for all future development at the Fort. Since the plan's adoption several modifications were made due to further environmental, topographical, and historical research and analysis. These modifications were incorporated into a "Revised Concept Plan" that is being used by the Local Redevelopment Authority and the Army for purposes of negotiating the transfer of the property. This section of the Management Plan describes the original JPC Concept Plan and the modifications to it as reflected in the Revised Concept Plan. The next section outlines the process under which future changes may occur.

A. Goals of the Master Planning Process

The task of the Joint Planning Committee was to develop a plan that would preserve the unique assets of the site and support the interests of the varied constituents of the site. The plan's goals are as follows:

- 1. To conserve and treat with sensitivity the forest lands, natural resources, and open spaces that exist within the planning area and to provide appropriate recreational space and opportunities.
- 2. To identify and preserve with integrity the cultural and historic places that exist in the planning area by: a. Maintaining an overall density appropriate to the integrity of the Historic District and landscape. b. Relating new construction to the architectural character of existing buildings, and locating new construction so as to preserve significant views and vistas.
- 3. To maintain public access to historic areas and environmental amenities such as the lakeshore, ravines, and recreational pathways.
- 4. To pursue a redevelopment plan that meets the diverse housing needs of anticipated residents and provides for architectural guidelines that enhance the existing visual environment.

- 5. To pursue a safe and efficient transportation plan for the planning area.
- 6. To pursue intergovernmental cooperation between all affected units of government and to ensure a public utility and service plan that is cost-effective and efficient.
- 7. To develop appropriate corporate and school boundaries that are equitable and sensitive to the needs of adjacent units of local governments.

B. Summary of the JPC Concept Plan

The resulting JPC Concept Plan for the property is highlighted by the consensus it generated in regard to the use and density of the Fort, and its goals of architectural and infrastructure integration. The plan divides the surplus property into three zones: (1) Northern Open Space/Parade Grounds; (2) Historic Lakefront Homes; and (3) Central Area.

1. Northern Open Space/Parade Grounds

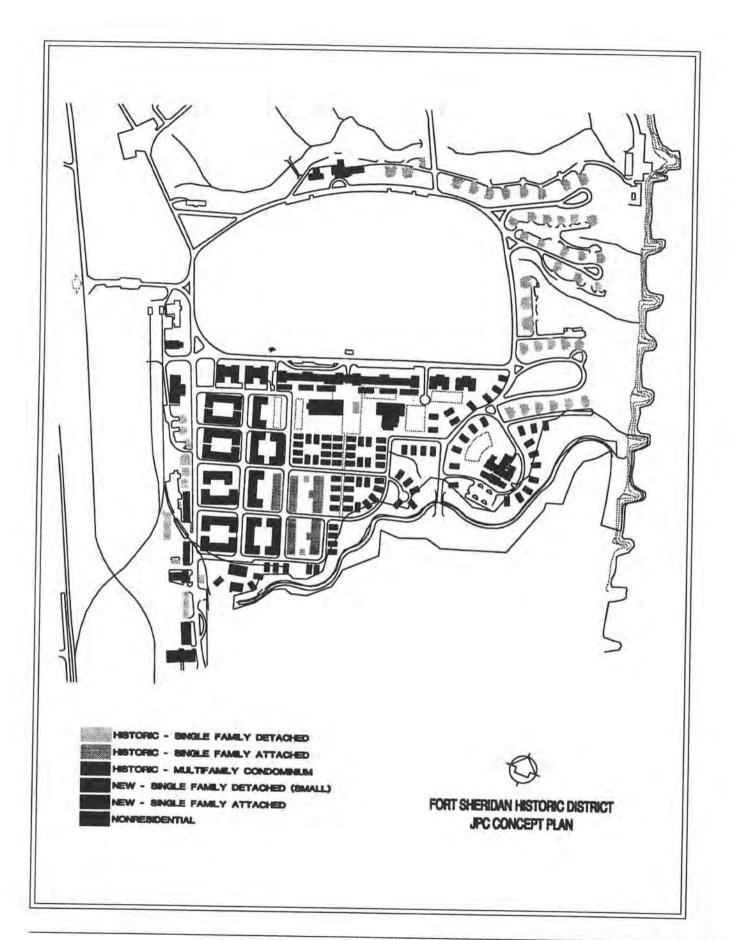
The Concept Plan provides for the Northern Open Space/Parade Grounds to be maintained as a conservation and recreation zone. Of this 290-acre section, only the 60-acre Parade Ground is located in the Historic District. This entire area would include an eighteen-hole golf course with three of the holes located on the Parade Ground, ravine preservation areas, walking and biking trails, and a village green on the remainder of the Parade Ground.

2. Historic Lakefront Homes

The Historic Lakefront Homes zone includes all of the Officers' Housing, the Officers' Club, and the Bachelor Officers' Quarters. The plan envisions redevelopment of the fifty-nine existing buildings and the addition of twenty-five new units.

3. Central Area

The 80-acre Central Area zone represents the greatest opportunity as a location for building new housing units. The Concept Plan includes the following: the removal of sixty-five intrusive structures that do not contribute to the National Historic Landmark District; the redevelopment of stables and warehouses into forty-five attached townhouse units; the redevelop-



ment of the barracks and large institutional buildings into 237 multifamily condominium/apartment units; a new town center focused on the Fort Sheridan tower: 132,000 square feet of nonresidential use; opportunities for specialized retail/service use; fifty new single-family detached units; 135 new townhouse units; pedestrian and vehicular links to the Metra rail station; the use of Building #1, the old Post Hospital, by the Midwest Young Artists; and the use of Building #60, the Infantry Drill Hall, by Lake Forest College.

C. Conflicts in the Concept Plan

Since the Concept Plan was completed, additional environmental, topographical, and historical research has taken place. As a result, there are several areas where conflicts have been identified between the Concept Plan and actual site conditions. They are (1) environmental conflicts between existing landfills and proposed housing; (2) topographical conflicts between ravine edges and proposed new housing; and (3) conflicts between contributing buildings and proposed new development.

1. Environmental Conflicts

The JPC Concept Plan contemplated new construction in an area that was once the north fork of Bartlett Ravine. This construction is not consistent with Army environmental assessments. As a result, this requires the relocation and reconfiguration of twenty-eight new single-family detached units and approximately seventy units of attached single-family housing that were envisioned in the Concept Plan.

2. Topographical Conflicts

The JPC Concept Plan proposes thirty-two detached single-family units on the southern edge of the development adjacent to Bartlett Ravine. These were located on the site where they were either in conflict with the ravine itself or with the boundaries of property that is not being declared surplus at this time. While single-family development is appropriate along this southern boundary, the units must be located farther north and west, which would encroach upon the singlefamily attached housing zone. Therefore, they have been eliminated in the Revised Concept Plan.

3. Historic Building Conflicts

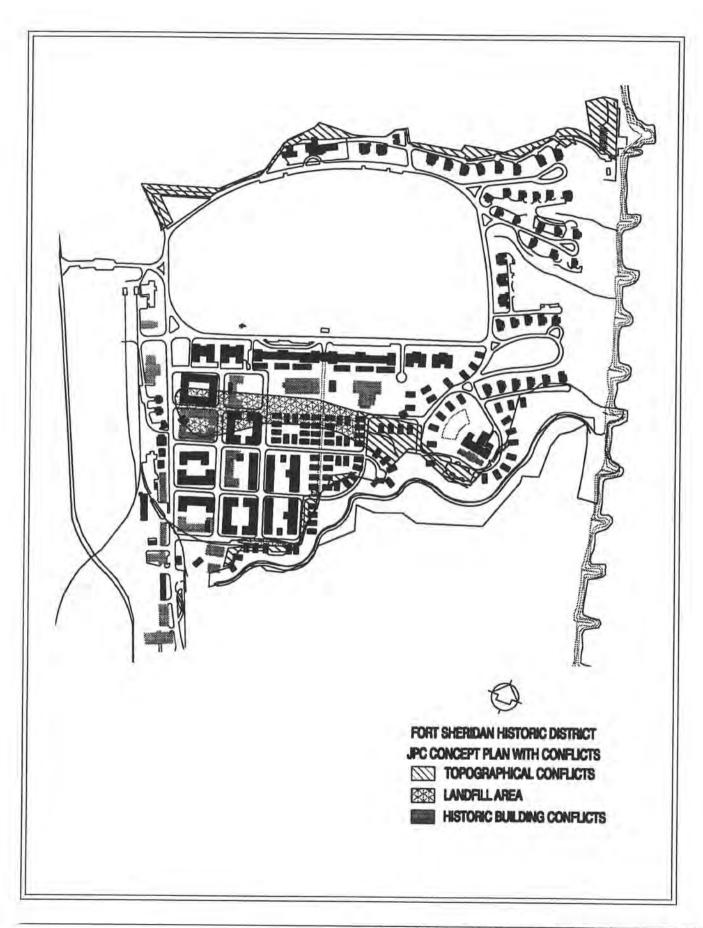
New infrastructure and new construction as proposed in the Central Area of the Concept Plan would require the removal of eight historic structures. One of these is a warehouse (#57A, Magazine), which is in an area near the ravine, designated for single-family detached homes. A house (#52, Non-Commissioned Officers' Housing) is in another area, opposite the hospital, that is proposed for new single-family detached homes.

The ordered grid of new attached single-family units proposed for the area between the Stables and Lyster Road creates conflicts with six other historic structures. These include two houses (#46, Non-Commissioned Officers' Housing with #46C, its garage, and #72, Saddler's and Stable Sergeant's Building), the original Post Office (#66), a Blacksmith Shop (#77), an Ordnance Storehouse (#88), and a Gun Shed (#89). In addition, the Concept Plan shows four of the Company Kitchen buildings (#104-107) behind the Barracks, as "not developed," with the intention to demolish them for parking.

If the above conflicts are eliminated, it decreases the number of both new detached single-family units and new attached single-family units that can be built. The result would be a net loss of units that adversely impacts the appropriate density for the development established by the Concept Plan. In order to offset the loss in appropriate density, the Concept Plan was modified in the Revised Concept Plan while still maintaining the goals established by the Joint Planning Committee.

D. Revised Concept Plan

The principle that has underlain changes in the Revised Concept Plan, and that must continue to underlie any other changes that may be required over time, has always been to preserve historic resources. The intention is to retain the greatest number of historic buildings practical within their historic landscape and townscape setting. Yet this must be done in conjunction with an appropriate density that ensures the project's viability. The Revised Concept Plan does this by making the following modifications: (1) converting additional buildings to residential use that were originally designated for nonresidential uses; (2) shifting density away from the zone west of the stables and along the ravines



to other parts of the site; and (3) developing open areas of the site not originally targeted as development zones in the JPC Concept Plan.

1. Converting Additional Buildings to Residential Use

All of the buildings along Lyster Road will be developed as single-family dwellings or traditional condominium apartments and nontraditional condominium lofts. No commercial or retail uses are contemplated within the Historic District. An area to the west of Lyster that would have been required for parking for commercial uses can be developed as new single-family attached housing.

2. Shifting Density to Other Parts of the Site

Several conflicts and considerations exist in the zone west and northwest of the stables that make it advisable to shift density away from this area. The area set aside for new, nontraditional condominium lofts could be reconfigured to retain two historic buildings, a house (#72) and a warehouse (#77).

3. Developing Other Areas

An area of the Fort adjacent to the main entrance that is part of the land deemed surplus, but not part of the Historic District, had not been addressed in the original JPC Concept Plan. This area could be developed with new single-family homes. Although now an open, partially landscaped area, this area contains no buildings or significant historic landscape features.

E. Future Modifications

The Revised Concept Plan addresses the environmental and topographical conflicts by eliminating residential units in problematic areas. This, however, reduces the overall project density. Furthermore, the Revised Concept Plan does not address the possibility of retaining additional historic buildings. This could be done in part by designing alternative road configurations that are less regular and allow for some adjustments to the siting of the new single-family attached units. Shifting density to other parts of the site would also help reduce these historic building conflicts. Thus there are future modifications that could be made in the "Master Plan," which could reduce these conflicts and better preserve the cultural resources of the site. The Master Plan is a detailed plan that will be submitted for approval to the Illinois Historic Preservation Agency.

Some of the alternative development opportunities to be considered include the following:

1. Changing the Development Mix

If the development mix is changed from single family attached to single family detached and the road configuration is modified in the whole section south of the Barracks and east of Lyster Road, there may be an opportunity to save additional historic buildings (#46, #66, #88, and #89). The north fork of Bartlett Ravine could be restored as an open-space, landscaped area behind new single-family homes.

2. Resiting Single-family Homes

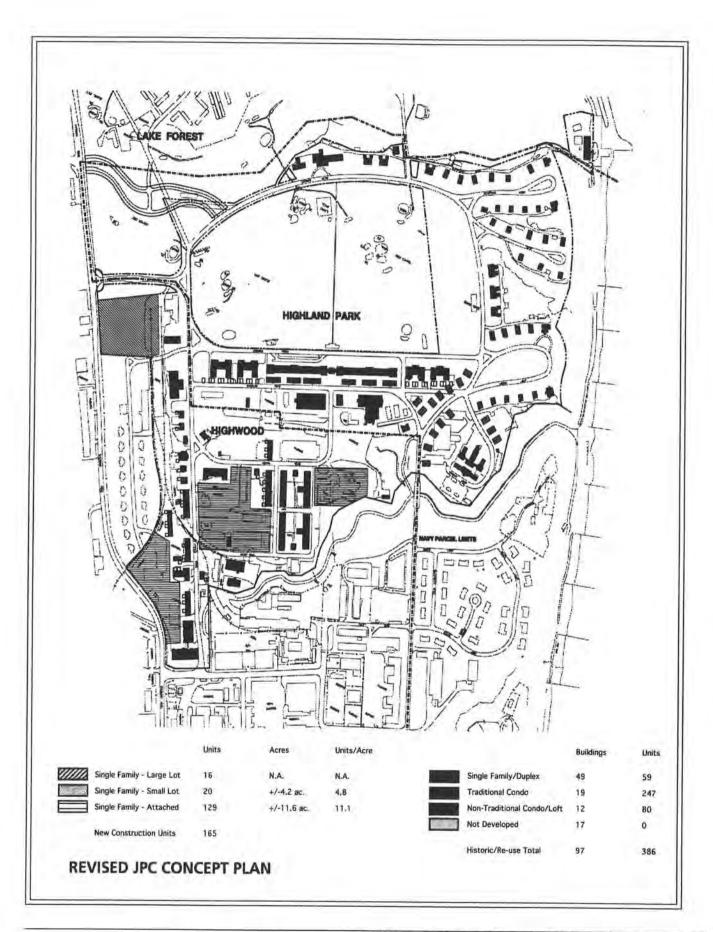
The possibility of using Bartlett Ravine for the siting of single-family homes would change the Revised Concept Plan in the area where the ravine meets Lyster Road. This would necessitate the removal of two other buildings, #119 and #39. Building #119, designated a background building in the National Register nomination form, has been greatly altered, with the addition of an incompatible stair tower, compromising its historic integrity. The warehouse configuration of #39 makes it extraordinarily difficult to convert the building to residential use without destroying its integrity.

3. Preserving the Company Kitchens

The Master Plan also presents the opportunity to save four contributing buildings that would have been demolished in the Concept Plan - the Company Kitchens (#104-107). These could be developed as loft residences.

4. New Development on the Hospital Site

The site where Buildings #1 and #2 are now located lends itself to the development of new units, because, while the structures are considered contributing buildings to the Historic District, their integrity has been greatly compromised and significant historic features and materials have been removed and lost. The most significant loss is the destruction of the central core that connected the two buildings, and the original veranda that wrapped around Building #1. These were an important part of the pavilion hospital plan, a significant health care approach at the time the hospital complex was constructed. The Highland Park Historic Preservation Commission in 1993 rated the buildings a



"3," which is described as, "While still important, the building may have been moderately altered or for some other reason is no longer as significant as those buildings rated '1' or '2."

The site could be redeveloped with new construction of a greater number of units than if the existing buildings were rehabilitated. Increased density on this site would make it possible to save the other historic buildings of greater integrity and significance described above. If the historic hospital buildings were to be demolished, this management plan provides a procedure under which important issues related to such a demolition may be addressed while still maintaining the goals of the Concept Plan. That procedure is described in the following section.

Standard Operating Procedures for Cultural Resource Management

The Fort Sheridan Historic District property will be sold by the Army to the Local Redevelopment Authority (LRA), which is composed of the municipalities of Highland Park and Highwood. The LRA will retain ownership of the Historic District while it is assigning appropriate zoning designations and implementing annexation regulations. It will be responsible for maintaining all properties in the same condition as they are when the Army conveys them. It will also be responsible for stabilizing any conditions that might jeopardize the long-term viability of any structure. After the appropriate procedures are completed, the entire Historic District will be sold to a master developer. The management procedure outlined below describes a process that should take place while the master developer owns the property, rehabilitates historic structures, and builds new structures. It also describes the governing associations ("Property Owners Association") and the preservation review body and process ("Conservation Easement Holder") that are envisioned after the master developer has conveyed all interest in Fort Sheridan properties to individual property owners.

A. Management Procedures Under the Master Developer

The long-term preservation of the Fort Sheridan Historic District is based on the master developer placing a Conservation Easement on property within the Historic District as soon as the deed is transferred from the LRA to the master developer and prior to the development and transfer of any portion of the Historic District to other owners. This Conservation Easement shall be in lieu of the Standard Architectural and Archeological Preservation Covenants placed on the property at the time of the transfer from the Army. This Conservation Easement is a binding legal obligation in which an interest in property, in the form of an easement, is donated to a nonprofit organization (the Conservation Easement Holder [CEH]) with the authority to hold and monitor easements. This organization must provide for the preservation of the property in perpetuity, according to certain predetermined standards. A Conservation Easement will direct the CEH to establish a subcommittee of the CEH to carry out the responsibilities of the CEH.

Most of the historically significant structures at the Fort that will be retained will be converted to residential units. The larger structures such as barracks, stables, etc. will be rehabilitated and converted into individually owned residential units by the master developer. In addition, constructed within the Historic District, there will be new single-family, townhouse, and condominium units that must be compatible with the historic structures in bulk, height, siting, and landscaping. The historic single-family houses will most likely be sold in their existing condition to individual owners. They may be rehabilitated by those owners, consistent with the Conservation Easement.

1. Summary of the Development Process by the Master Developer

The master developer will first prepare a Master Plan for the entire Historic District that will be reviewed and approved by the Illinois Historic Preservation Agency (IHPA). This plan will be a refinement of the IPC Concept Plan and Revised Concept Plan as outlined previously in this document and will be in conformance with the goals and overall density of those plans. It will address any additional necessary modifications and will also present the development proposal in greater detail than the earlier Concept Plan.

The master developer will prepare, for each of the larger individual historic structures, specific rehabilitation proposals that will be reviewed and approved by the IHPA for conformance with the standards set forth in this Management Plan. The CEH also has the obligation to review these proposals to ensure that they do not violate the provisions of the Conservation Easement, Finally, the Building Departments of the designated municipalities will review the building permit applications under their standard process. The issuance of such permits by each municipality will require the written approval of the proposal by the IHPA and the CEH. When the construction work on each building is completed, the building will be divided into separate residential units and sold to individual homebuyers, subject to the conservation easement placed on the property by the master developer.

The historic single-family houses and duplexes will be owned by the master developer for a period after they are purchased and before which they can be sold to individual homebuyers. During this period of ownership, the master developer will stabilize any conditions that may exist that might jeopardize the long-term viability of any structure, and will maintain the structures in that stable condition. Like the individual residential units within the larger structures, the historic single-family houses and the individual units within the historic duplex structures will also be sold to individual buyers, subject to the conservation easement placed on each of them by the master developer. If the purchaser of a single-family home wishes to rehabilitate his/her own structure, his/her proposal will be subject to review and approval by the Master Developer and the Conservation Easement Holder as outlined below.

Preparation, Review, and Initial Approval of the Master Plan

The master developer will prepare a Master Plan for the Historic District that includes the following:

Infrastructure

- Overall public circulation system including streets, driveways and curb cuts, alleys, off-street parking, pedestrian paths and sidewalks, and any other public or private rights of way;
- Utility rights of way, easements and facilities on public and private property; street furniture including lighting, signage, fencing or other enclosures, benches, and any other streetscape elements.

Open Space and Landscape

- · Location and general landscape plan for common open-space areas including general uses, structures, paths, and plant materials consistent with the historic landscape;
- General landscape plan for public rights of way including plant materials consistent with the historic landscape;
- Setbacks for front yards and side yards;
- Specifications of compatible plant materials consistent with the historic landscape for all private open space visible from the public right of way.

Historic Buildings

- General location, maximum height, and setbacks of any additions to historic structures;
- Demolition of part or all of any historic structures as identified in the Conservation Easement.

New Construction

- Overall density and lot sizes;
- Setbacks, side yards, and orientation of structures on lot;
- Height and bulk of buildings.

The Master Plan will initially be submitted to the Illinois Historic Preservation Agency for review and approval. The IHPA will have a thirty-day period in which to review the proposal. If after the first review by the IHPA there are revisions to be made by the master developer, the IHPA will have fourteen days once the plan has been resubmitted to respond to those revisions.



Simultaneously with or subsequent to the review of the Master Plan by IHPA, the Fort Sheridan Joint Planning Commission (FSJPC) (a different body than the earlier Joint Planning Committee) composed of members appointed by the Cities of Highland Park and

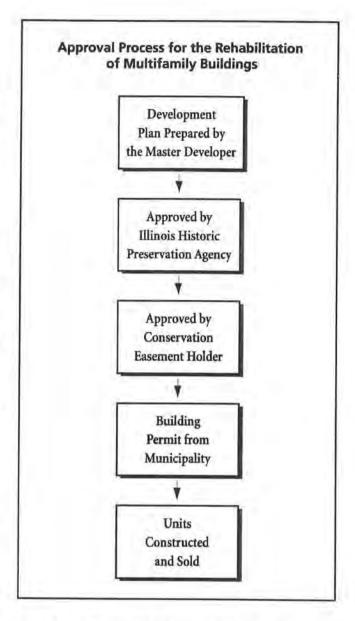
Highwood will conduct a public hearing to review and consider the zoning and land use issues relating to the proposed plan in accordance with the procedures set forth in the Highwood/Highland Park Intergovernmental Planning Agreement of 1996 (the IGA). Prior to the completion of the the public hearing before the FSIPC, any significant changes required by IHPA should be incorporated into the Master Plan as technical amendments in connection with the zoning and land use approvals. Once the Master Plan has been recommended for approval by the FSJPC and IHPA, it will be sent to the City Councils of Highland Park and Highwood for approval in accordance with the procedures set forth in the IGA.

No changes should be made to the Master Plan after the initial approval thereof without first obtaining the approval of IHPA and the approval of the CEH as described below, nor should any demolition or building permits be issued unless the work to be undertaken is consistent with the approved Master Plan. Further, the CEH should provide written consent to any plat of subdivision, excluding condominium plats, prior to the recording thereof.

Approval Process of Specific Proposals for Multifamily Housing Structures

Each historic structure other than historic singlefamily homes and duplexes will have a redevelopment proposal prepared for it by the master developer that will be reviewed and approved by the IHPA.

The individual rehabilitation building proposals should be submitted to the IHPA for review. The IHPA will have thirty days for review. If after the first review by the IHPA there are revisions to be made by the master developer, the IHPA will have seven days once the plan has been resubmitted to respond to those revisions. The individual building proposals are subject to review by the CEH in accordance with the Conservation Easement document, to ensure that the work does not violate the provisions of the easement. After individual condominium units are marketed and sold to individual owners, future modifications will be subject to the CEH for review as outlined below.



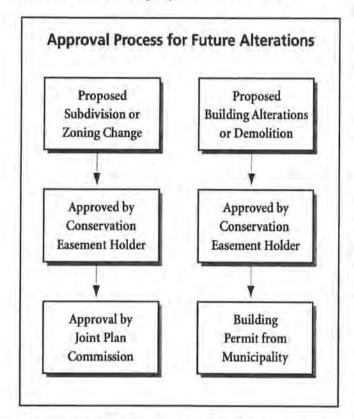
Sale of Historic Single-Family Houses to Individual Homeowners

The master developer will be responsible for maintenance and stabilization of historic single-family houses and duplexes that are not being rehabilitated while they are waiting to be sold to individual homeowners. If, after purchase, the homeowner wishes to rehabilitate the building, the homeowner will prepare a redevelopment proposal that will be reviewed and approved by the CEH to ensure that the proposal does not violate any terms and conditions of the Conservation Easement.

The CEH should review any proposal and, if there are revisions to be made after the first review, respond to those revisions.

B. Management Procedures for Future Alterations to Historic Resources

The master developer should implement the process provided for in this management plan for the review and governance of future proposed changes to structures, landscape, and overall site planning and development within the Historic District. This will be done by the donation of a Conservation Easement to a CEH that incorporates the architectural and archeological components similar to the Standard Covenants placed on the Historic District by the Army, and the establishment of a Property Owners Association.



The purpose of the Conservation Easement is to ensure that the architectural, historic, cultural, and open-space features of the property will be retained and maintained forever in sound condition, and that any use or change to the property that would significantly diminish its conservation and preservation values will be prevented to the same extent as if the Historic District was subject to the Standard Architectural and Archeological Preservation Covenants that were placed on the property at the time of the transfer from the Army. The purpose of the Property Owners Association is to administer and maintain the common areas within the Historic District.

1. Conveyance of the Conservation Easement to the Conservation Easement Holder

Long-term maintenance of the buildings and landscape of Fort Sheridan would be ensured by the conveyance of a Conservation Easement by the master developer to a CEH. The easement should constitute a binding obligation on all present and subsequent owners, in perpetuity, to retain and maintain each significant historic structure and landscape in an appropriate condition as specified in the Easement documents.

Immediately upon acquiring the Historic District, the master developer should donate a Conservation Easement to a CEH to replace the Standard Architectural and Archeological Preservation Covenants placed on the Historic District by the Army. While the Conservation Easement will only provide the same preservation standards and restrictions contained in the Covenants, it should also establish additional procedures for enforcement of the preservation components.

2. Establishment of the Heritage Committee of the Conservation Easement Holder

The CEH may establish a special Heritage Committee of the CEH, after 100% of the residential units are sold to residential users. The purpose of this committee will be to carry out the obligations of the CEH as specified under the terms of a Conservation Easement document.

The Heritage Committee should have seven members. Three will be property owners residing within the Town of Fort Sheridan Historic District. Two members will be appointed by the Conservation Easement Holder, and can reside anywhere. One member each will be appointed by the Highland Park City Council and the Highwood City Council.

The Heritage Committee should be funded by an annual contribution from the Property Owners Association, collected from property owners as part of their annual assessment.

3. Responsibilities of the Conservation Easement Holder

The principal responsibilities of the CEH should be as follows:

- To preclude demolition, construction, alteration, excavation, or remodeling of the exterior of any identified structure, or of any identified significant landscape, to the same extent as provided in the Standard Architectural and Archeological Preservation Covenants placed on the property at the time of the transfer from the Army;
- To preclude new construction from certain preidentified areas, to the same extent as provided in the Standard Architectural and Archeological Preservation Covenants placed on the property at the time of the transfer from the Army:
- To review and approve any demolition, construction alteration, or remodeling of the exterior of any structure, or of any identified significant landscape, or any new construction that is not specifically precluded by the Conservation Easement to ensure that they are consistent with the preservation standards set forth in this Management Plan;
- To perform a yearly inspection of each significant structure and landscape to determine whether there are any violations of the Conservation Easement.

In its responsibility for reviewing proposed additions, or alterations, the CEH should ensure, to the same extent as would have been required under the Standard Architectural and Archeological Preservation Covenants placed on the property at the time of the transfer from the Army, the following:

- That the historic structure is maintained in sound structural condition and good repair;
- That the landscaping is maintained in good appearance and that plantings conform to the types specified in the conservation easement document;
- That there will be no additions or alterations to the exterior of historic structures in violation of the Conservation Easement:
- That historic buildings are not demolished or removed without the review and approval of the CEH and the Illinois Historic Preservation Agency, and then only in cases where the property has suffered damage to the principal premises resulting from casualty loss to an extent rendering repair or reconstruction of the existing improvements impracticable;

That there should be no alterations or additions to new construction that are inconsistent with the Conservation Easement.

4. Process for Approval of Future Alterations

After the recorded Conservation Easement has been registered with Lake County, written consent of the CEH should be required prior to the recording of a subdivision or the issuance of any permit for construction, demolition, alteration, or repair, except solely for interior work that does not impact the exterior of the structure.

To obtain such consent, an application for an amendment to the Master Plan, which includes subdivision or zoning changes within the Historic District, should be made to the CEH. Zoning amendments that are contrary to the Conservation Easement should be prohibited. The CEH should review the application and make its recommendation within thirty days of the receipt of the application.

Any application by an owner for a building permit for alterations to contributing buildings within the Historic District, or for specific elements of new construction, including changes in bulk, height, or footprint, should be made to the CEH. The CEH should review the application and make its recommendation, within twenty-one days of the receipt of the application, in writing to the applicant on the proposed work. Review should be completed and forwarded to the Building Department of the respective city within thirty days.

5. Establishment of the Property Owners Association

The master developer will establish a Property Owners Association as a not-for-profit corporation. Its purpose will be to administer and maintain the physical condition of the common areas. It will also ensure that routine management functions are performed throughout the Town of Fort Sheridan. There may be some work an individual property owner wishes to undertake that would not normally require obtaining either local building or zoning approval, and these may be reviewed by the Property Owners Association. This includes certain minor exterior repair and maintenance, or landscaping. The Property Owners Association will establish its own procedures for carrying out these responsibilities.

Conclusion

This Cultural Resource Management Plan for Fort Sheridan is written with firmness yet flexibility in mind. There is a commitment, above all, to preserve, protect, and maintain the important existing significant, historic architectural and landscape features that give the Fort its unique character. Yet there must be flexibility within any plan intended to guide development over a long period of time. That is why the role of the Illinois Historic Preservation Agency in the initial review processes is so critical, to ensure that all proposed rehabilitation work meets the preservation standards set forth in this plan and that the new construction is compatible with the overall historic character of the Fort. New development is anticipated today to make the Fort a viable contemporary residential community, and the Illinois Historic Preservation Agency will also advise on this new construction. The responsibility for future changes rests, as it should, with the local community, through a Conservation Easement Holder. This group should be well designed to represent the interests of the local community as well as preservation professionals. The value of Fort Sheridan for future generations lies in striking the appropriate balance between preservation and contemporary needs. This plan intends to strike that balance.

Building #	Historic Building Name	Page #
1	Post Hospital	45
2	Post Hospital	
3	Lieutenants' Quarters	
4	Lieutenants' Quarters	
5	Lieutenants' Quarters	
6	Lieutenants' Quarters	
7	Lieutenants" Quarters	
8	Post Commanders' Residence	
9	Post Commanders' Residence	
10	Captains' Quarters	
11	Captains' Quarters	
12	Captains' Quarters	
13	Captains' Quarters	
15	Lieutenants' Quarters	
16	Lieutenants' Quarters	
17	Lieutenants' Quarters	22
18	Captains' Quarters	
19	Captains' Quarters	
20	Captains' Quarters	
21	Lieutenants' Quarters	
	Lieutenants' Quarters	
23	Lieutenants' Quarters	22
	Lieutenants' Quarters	
25	Lieutenants' Quarters	22
	Lieutenants' Quarters	
	Lieutenants' Quarters	
	Field Officers' Quarters	
	Pumping Station	
	Non-Commissioned Officers' Housing	
	Bachelor Officers' Quarters and Mess	
32	Bachelor Officers' Quarters	53
	Guardhouse	
	Bakery	
	Quartermaster and Commissary Storehouse	
	Workshops	

Building #	Historic Building Name	Page #
37	Quartermaster Stables Guardhouse	27
38	Veterinary Hospital	49
39	Forage Warehouse	37
42	Stables	
43	Stables	38
44	Saddler's and Stable Sergeant's Building	27
45	Hospital Corps and Sergeants' Quarters	28
46	Non-Commissioned Officers' Housing	
47	Army Mess Hall and Central Heating Plant	45
48	Barracks	32
49	Water Tower	51
50	Barracks	32
52	Non-Commissioned Officers' Housing	26
53	Captains' Quarters	24
54	Captains' Quarters	24
56	Lieutenants' Quarters	22
57A	Magazine	42
59	Ordnance Storehouse	29
60	Infantry Drill Hall	50
61	Blacksmith Shop	40
62	Stables	38
63	Stables	38
65	Stables	38
66	Post Office	50
72	Saddler's and Stable Sergeant's Building	27
73	Captains' Quarters	24
74	Captains' Quarters	24
75	Captains' Quarters	24
76	Captains' Quarters	24
77	Blacksmith Shop	41
78	Saddler's and Stable Sergeant's Building	27
79	Fire Station	46
	Stables	
	Cavalry and Artillery Barracks	
82	Cavalry and Artillery Barracks	33

Building #	Historic Building Name Page	e#
83	Cavalry and Artillery Barracks	33
84	Cavalry and Artillery Barracks	33
85	Quartermaster Storehouse	
86	Stables	39
87	Dead House	53
88	Ordnance Storehouse	44
89	Gun Shed	
90	Non-Commissioned Officers' Quarters	
91	Non-Commissioned Officers' Quarters	29
92	Lieutenants' Quarters	30
93	Captains' Quarters	31
94	Captains' Quarters	31
95	Lieutenants' Quarters	30
96	Lieutenants' Quarters	30
97	Lieutenants' Quarters	10
98	Stables	19
100	Cold Storage House	13
102	Hospital Corps and Sergeants' Quarters	8
103	Company Kitchens	1
104	Company Kitchens 4	
105	Company Kitchens	1
106	Company Kitchens	1
107	Company Kitchens 4	1
108	Company Kitchens 4	1
119	Barracks	4
	Bakers' and Cooks' School	
180	Theater4	7

A. Plant List

Simonds was fond of the use of indigenous species of plantings with strong horizontal branching characteristics, a sign of a Prairie Style practitioner. He did also use more cultured varieties of plant materials in much of his later work, e.g., his use of lilacs. While the Prairie Style of landscape architecture usually frowned on the use of evergreens, Simonds believed that evergreens help to give warmth and color to the winter landscape. Plant materials were the paint with which he created his visions. Simonds' paint palette was forged by his growing up in Michigan and his extensive traveling. In his vision of trees, he was fascinated with the burr oak because of its rugged bark and massive structure. Other indigenous oaks found favor, the red and the white oak. He also used elms, red and sugar maples, beeches, birches, lindens, hawthorn, crabapple, juneberry, and ironwood. His evergreen lists included hemlock, white pine, and yews. His shrub lists included dogwood species, viburnums, witch hazel, elderberry, and roses. Herbaceous materials included Virginia creeper, violets, marsh marigolds, iris, grasses, bluets, ferns, forget-menots, and clover. Other plantings in shaded areas included trillium, hepaticas, wild ginger, bloodroots, squirrel corn, maidenhair ferns, and Solomon seal. Plantings he incorporated into open areas were saxifrages, harebell, butterfly weed, goldenrod, and asters. He incorporated plants that would provide a strong fall color such as sumac, sugar maple, and white ash.

Major Shade Trees

Acer x freemanii "Autumn Blaze" Autumn Blaze Maple	3" to 6" caliper
Acer x rubrum "Northwoods" Northwoods Red Maple	3" to 6" caliper
Acer x rubrum "Red Sunset" Red Sunset Red Maple	3" to 6" caliper
Acer x saccharum "Green Mountain" Green Mountain Sugar Maple	3" to 6" caliper
Amelanchier x grandiflora Amelanchier/ Shadbow	6' to 12' height
Carpinus caroliniana Blue Beech	6' to 12' height
Celtis occidentalis "Chicagoland" Chicagoland Hackberry	3" to 5" caliper
Cercis canadensis Redbud	5' to 8' height
Cornus alternifolia "Golden Glory" Golden Glory Pagoda Dogwood	5' to 6' height
Crataegus curs-galli "inermis" Thornless Cockspur Hawthorn	6' to 12' height
Fraxinus america "Autumn Purple" Autumn Purple White Ash	3" to 6" caliper
Fraxinus america "Windy City" Windy City White Ash	3" to 5" caliper
Fraxinus pennsylvanica "Marshalls" Marshalls Green Ash	3" to 6" caliper
Ginkgo biloba Ginkgo	3" to 6" caliper
Gleditsia tri. inermis "Skyline" Skyline Honeylocust	3" to 8" caliper
Gleditsia tri. inermis "Moraine" Moraine Honeylocust	3" to 8" caliper
Gymnocladus dioica Kentucky Coffeetree	3" to 5" caliper
Magnolia "Dr. Merrill" Dr. Merrill Magnolia	6' to 9' height

Malus var. "Donald Wyman" Donald Wyman Crabapple	6' to 10' height	Aronia melanocarpa Black Chokeberry	12" to 24" height
Malus "Molton Lava" Molton Lava Crabapple	8' to 10' height	Calycanthus floridus Common Sweetshrub	12" to 24" height
Malus "Red Jewel" Red Jewel Crabapple	6' to 12' height	Clethra alnifolia Summersweet	12" to 24" height
Malus "Snowdrift" Snowdrift Crabapple	6' to 12' height	Cornus racemosa Gray Dogwood	12" to 24" height
Ostrya virginiana Ironwood	6' to 12' height	Corylus americana American Hazelnut	3' to 4' height
Pyrus calleryana "Aristocrat" Aristocrat Pear	3" to 5" caliper	Cotoneaster multiflora Manyflowered Contoneaster	3' to 5' height
Pyrus calleryana "Chanticleer" Chanticleer Pear	3" to 5" caliper	Euyonumus alata Winged Euyonumus	18" to 24" hieight
Quercus bicolor Swamp White Oak	3" to 6" caliper	Hamalmelis vernalis Spring Blooming Witchhazel	18" to 24" height
Quercus macrocarpa Bur Oak	2" to 3" caliper	Hamamelis virginiana Fall Blooming Witchhazel	18" to 24" height
Quercus robur English Oak	3" to 6" caliper	Hydrangea paniculata "Floribunda" Hydrangea	12" to 18" height
Quercus x schuetti Swamp Bur Oak	3" caliper	Hydrangea "Tardiva" Tardiva Hydrangea	18" to 24" height
Tilia Americana "Redmond" Redmond Linden	3" to 6" caliper	Kolkwitzia amabilis Beautybush	24" to 36" height
Tilia cordata "Glenleven" Glenleven Linden	3" to 6" caliper	Potentilla fruticosa "Gold Drop" Gold Drop Potentilla	12" to 18" height
Tilia cordata "Greenspire" Greenspire Linden	3" to 6" caliper	Rhus aromatica Fragrant Sumac	24" to 36" height
Tilia tomentosa Silver Linden	3" to 6" caliper	Rosa rugosa Rugosa Rose	12" to 18" height
Ulmus x hollanica "Homestead" Homestead Elm	3" to 6" caliper	Spirea x bumalda "Frobelii" Frobels Spirea	12" to 18" height
Ulmus"Regal" Regal Elm	3" to 6" caliper	Spirea fritschiana Bridalwreath Spirea	12" to 18" height
Flowering Shrubs		Spirea nipponica "Halwards Silver"	12" to 18" height
Aronia arbutifolia Red Chokeberry	12" to 24" height	Halwards Silver Spirea Syringa patula "Miss Kim" Miss Kim Lilac	12" to 18" height

Syringa meyeri "Meyeri" Dwarf Lilac	12" to 18" height	Astilbe chinensis Chinese Astilbe
Viburnum dentatum "Chicago Lusti	re" 12" to 18" height	var. Pumila
Chicago Lustre Viburnum		Aster novae-anliae
Viburnum x juddi Judd Viburnum	12" to 18" height	var. Purple Dome New England Aster
Viburnum"Mohican" Mohican Viburnum	24" to 36" height	Brunnera macrophylla Siberian Bugloss
Viburnum rhytidophylloides Leatherleaft Viburnum	24" to 36" height	Caltha palustris Marsh Marigold
Evergreen Trees		Eupatorium purpureum Joe-Pye Weed
Abies concolor White Fir	5' to 12' height	Echinacea purpurea Purple Coneflower
Picea abies Norway Spruce	5' to 12' height	Getiana Gentiana
Pinus strobus White Pine	5' to 12' height	Hemerocallis Daylilly
Picea omorika Serbian Spruce	5' to 8' height	var. Happy Returns Catherine Woodbury Frank Hunter
Evergreen Shrubs		Chicago Brave
Pinus "Mugho" Mugho Pine	24" to 36" height	Iris siberica Siberian Iris
Taxus media "Tauntoni" Taunton yew	12" to 18" height	var. Ceasars Brother Eric the Red Chilled Wine
Thuja "Nigra"	5' to 8' height	C. A. W. C. C.
Arborvitae		Iris pseudocorus Yellow Glag Iris
Perennials		var. Roy Davidson
Anemone vititolia "Robustissima"		Holden Clough
Grape-Leaf Anemone		Iris Versicolor
Aquilegia canadensis		Blue Flag Iris
Canadian Columbine		var. Gerald Darby
Asclepias tuberosa Butterfly Weed		Iris Ensata Japanese Iris var. Caprician Butterfly
Astilbe japonica var. Deutschland		Loebelia cardinalis Cardinal Flower
Peach Blossom Bridal Veil		Mertensia virginica Virginia Bluebells

Paeonia

Peony

Polystichum acrostichoides

Christmas Fern

Rudbeckia fulgida "Goldstrum"

BlackEyed Susan

Trillium grandiflorum

White Trillium

Osmunda cinnamonea

Cinnamon Fern

Vines

Celastrus scandens

American Bittersweet

Clematis

Sweet Autumn Clematis

Parthenocissus quinquefolia

Virginia Creeper

Grasses

Deschampsia caespitosa

Tufted Hair Grass

Pennisetum alopecuroides

Fountain Grass

Groundcovers

Pachysandra terminalis

Green Japanesse Spurge

Vinca Minor

Vinca

B. Deed of Scenic, Open Space, and Architectural Facade Easement

THIS DEED OF SCENIC, OPEN SPACE	, AND ARCHITECT	FURAL FACADE EASEMENT (the "Conservation
Easement" or "Easement") is made this	day of	, 1997, by and between the TFS OPERATING
COMPANY, L.L.C., a limited liability compar	ny organized under	the laws of Delaware ("Grantor") and the LAND-
MARKS PRESERVATION COUNCIL OF ILI	LINOIS ("Grantee")	, a nonprofit corporation organized under the laws
of Illinois.		

RECITALS

- A. Grantor is the owner in fee simple of certain real property located in Lake County, Illinois, more particularly described in Exhibit A attached hereto and incorporated herein (the "Property"), said Property including the open spaces and approximately 94 contributing structures, including officers' quarters, barracks, stables, a drill hall, and other service and institutional buildings (the "Buildings").
- B.Because of its architectural, historic, and cultural significance, the Property was designated, in 1984, a National Historic Landmark District by action of the Secretary of the Interior, under the provisions of the Historic Sites Act of 1935, and is a certified historically important land area under Section 170(h)(4)(B) of the Internal Revenue Code of 1986, as amended, and the regulations thereunder (the "Code"). The Property was improved as a military installation by the U.S. Army beginning in 1887 and is a site that "possesses national significance in commemorating the history of the United States of America."
- C.Grantee is a publicly supported, tax-exempt, nonprofit organization whose primary purposes include the preservation and conservation of sites, buildings, and objects of national significance and is a qualifying recipient of qualified conservation contributions under Section 170(h) of the Code.
- D.Grantee is authorized to accept preservation and conservation easements to protect property significant in national history and culture under the provisions of the Illinois Conservation Rights Act (the "Act").
- E.Grantor and Grantee recognize the scenic, open-space, architectural, historic, and cultural values (the "conservation and preservation values") and significance of the Property, and have the common purpose of conserving and preserving the aforesaid conservation and preservation values and significance of the Property.
- F.The Property's conservation and preservation values are documented in a set of reports, drawings, and photographs (the "Baseline Documentation") incorporated herein by reference, which Baseline Documentation the parties agree provides an accurate representation of the Property as of the date of this grant. The Baseline Documentation shall consist of the following: Cultural Resource Studies Relating to Fort Sheridan, Illinois: Supplemental Research, conducted for the Louisville District, U.S. Army Corps of Engineers, by U.S. Army Construction Engineering Research Laboratory Facilities Technology Division, July 1995; Fort Sheridan National Historic Landmark District nomination form, 1984; and Installation Report, Fort Sheridan, Highland Park, Illinois, Department of the Army Study/Survey of Historically Significant Army Family Housing Quarters, prepared by Mariani & Associates, 1988, Washington, D.C., three volumes.
- G.The grant of a Conservation Easement by Grantor to Grantee on the Property will assist in preserving and maintaining the Property and its scenic, open-space, architectural, historic, and cultural features for the benefit of the people of the cities of Highland Park and Highwood, the County of Lake, the State of Illinois, and the United States of America.

H.To that end, Grantor desires to grant to Grantee and Grantee desires to accept, a Conservation Easement in gross in perpetuity on the Property, pursuant to the Illinois Conservation Rights Act, in accordance with the terms hereof.

NOW, THEREFORE, in consideration of good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, and pursuant to Section 170(h) of the Code and the Illinois Conservation Rights Act, Grantor does hereby voluntarily grant and convey unto Grantee the Conservation Easement.

AGREEMENT

1. PURPOSE.

The purpose of this Easement is to assure that the architectural, historic, cultural, scenic, and open-space features of the Property will be retained and maintained forever in sound condition for conservation and preservation purposes, and to prevent any use or change of the Property that would significantly diminish the Property's conservation and preservation values.

2. GRANTOR'S COVENANTS.

- 2.1 Covenant to Maintain. Grantor agrees at all times to preserve and maintain the Property in accordance with the recommended approaches in the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (36 C.F.R. §67), as these may be amended from time to time (the "Secretary's Standards") in order to preserve and enhance those qualities that make the Property eligible for inclusion in the National Register of Historic Places and designation as a National Historic Landmark District.
- 2.2 Covenant to Prohibit Vandalism. Grantor shall make every reasonable effort to prohibit any person from vandalizing or otherwise disturbing any archaeological site on the Property determined by the Illinois Historic Preservation Agency (the "IHPA") to be eligible for inclusion in the National Register of Historic Places.
- 2.3 Covenant Regarding Disturbance of Ground Surface. Grantor agrees that no disturbance of the ground surface or any other things shall be undertaken or permitted to be undertaken on any archaeological site on the Property determined by the IHPA to be eligible for inclusion in the National Register of Historic Places that would affect the physical integrity of such site without the express prior written permission of the IHPA and the Heritage Committee, signed by fully authorized representatives thereof. Should the IHPA require as a condition of the granting of such permission that the Grantor conduct archaeological data recovery operations or other activities designed to mitigate the adverse effect of the proposed activity on the archaeological site, Grantor shall at its own expense conduct such activities in accordance with the Secretary of the Interior's Standards and Guidelines for Archaeological Documentation (48 FR 44734-37) and such standards and guidelines as the IHPA may specify, including but not limited to standards and guidelines for research design, conduct of field work, conduct of analysis, preparation and dissemination of reports, disposition of artifacts and other materials, consultation with Native American or other organizations, and reinterment of human remains.
- 2.4 Covenant Regarding Alterations and Demolitions. Grantor agrees that no exterior alteration, remodeling, or other modification to any buildings identified as contributing to the National Historic Landmark District shall be undertaken or permitted to be undertaken on the Property without the express prior written permission of the "Heritage Committee" (hereinafter defined); provided, however, that the Grantor may demolish the following buildings which have been identified as contributing buildings to the National Historic Landmark District: the Hospital (#1, #2); the Post Office (#66); Forage Warehouse (#39); the Cold Storage House (#100); the Non-Commissioned Officers' Housing (#46, #52); Saddler's and Stable Sergeant's Building (#72); Gun Shed (#89); a Barracks (# 119); and Company Kitchen Buildings (#104-106).

Provided also, that the Grantor may either move or demolish the Ordnance Storehouse (#88), the Blacksmith Shop (#77), the Magazine (#57A) and the Dead House (#87).

Provided, also, that the Grantor may partially demolish the Army Mess Hall and Heating Plant (#47), so as to remove the rear wing.

2.5 Covenant Regarding New Construction. Grantor agrees that no new construction shall be undertaken or permitted to be undertaken on any portion of the Property without the express prior written permission of the "Heritage Committee" (hereinafter defined).

3. REQUESTS FOR APPROVAL.

Subsequent to the approval of the Grantor's Master Plan for the Property by the IHPA, the Grantor shall submit to Grantee for Grantee's approval, two copies of information (including plans, specifications, and designs where appropriate) identifying the proposed activity with regarding to (a) specific structures sought to be constructed, demolished, rehabilitated, or altered; (b) any material changes to the Master Plan, as defined in the 2H Agreement between Grantor and the cities of Highland Park and Highwood dated ; (c) any proposed activity relating to the open space or landscape features visible from any public way; and (d) any subdivision of the Property. Within 30 days, but no later than 45 days, of Grantee's receipt of such written request for approval hereunder, Grantee shall respond in writing whether it approves or disapproves of such request.

4. PROCESS FOR REVIEW.

- 4.1 Establishment of the Heritage Committee. Grantee shall establish a committee of the Grantee known as the "Heritage Committee" to carry out the function of preservation of the Property in perpetuity, in accordance with the provisions hereof after 100% of the residential units are sold to residential users. Prior to the establishment of the Heritage Committee, Grantee shall act in place of the Heritage Committee.
- 4.2 Composition of Heritage Committee, The Heritage Committee shall be comprised of seven members. Two members shall be property owners residing within the Fort Sheridan National Historic District. One member shall be appointed by the IHPA and two members by Grantee, and may reside anywhere. One member each shall be appointed by the Highland Park City Council and the Highwood City Council.
- 4.3 Funding. The Heritage Committee shall be funded by an annual contribution from a property owners association to be created by the Grantor, collected from property owners as part of their annual assessment and in an amount to be determined by the Grantee on a yearly basis to cover administrative expenses,
- 4.4 Responsibilities. The Heritage Committee shall perform a yearly inspection of each significant Building and landscape to determine whether there are any violations of this Easement; review proposed additions or alterations; and review any proposed subdivision or permits for construction, demolition, alteration, or repair.
- 4.5 Dual Review. It is understood that some aspects of the review and approval rights hereunder are to be shared by the Heritage Committee and the IHPA. In all cases, when exercising any authority created by this Easement to inspect the Property or the Buildings; to review any construction, alteration, repair, or maintenance; or to review casualty damage or reconstruction following casualty damage, the Heritage Committee shall apply the Secretary's Standards for the maintenance and reconstruction of historic buildings,

GRANTOR'S RESERVED RIGHTS.

Subject to the provisions of Paragraph 2, the following rights, uses, and activities of or by Grantor on, over, or under the Property are permitted by this Easement without further approval by Grantee:

a) the right to engage in all those acts and uses that: (i) are permitted by the governmental statute or regulation; (ii) do not substantially impair the conservation and preservation values of the Property; and (iii) are not inconsistent with the purpose of this Easement; and

(b) the right to conduct at or on the Property educational and nonprofit activities that are not inconsistent with the protection of the conservation and preservation values of the Property.

CASUALTY DAMAGE OR DESTRUCTION.

In the event that the Buildings or any part thereof shall be damaged or destroyed by fire, flood, windstorm, hurricane, earth movement, or other casualty, Grantor shall notify Grantee in writing within fourteen (14) days of the damage or destruction, such notification including what, if any, emergency work has already been completed. No repairs or reconstruction of any type, other than temporary emergency work to prevent further damage to the Buildings and to protect public safety, shall be undertaken by Grantor without Grantee's prior written approval. Within thirty (30) days of the date of damage or destruction, if required by Grantee, Grantor at its expense shall submit to the Grantee a written report prepared by a qualified restoration architect and an engineer who are acceptable to Grantor and Grantee, which report shall include the following:

- (a) an assessment of the nature and extent of the damage;
- (b) a determination of the feasibility of the restoration of the Buildings and/or reconstruction of damaged or destroyed portions of the Buildings; and
- (c) a report of such restoration/reconstruction work necessary to return the Buildings to the condition existing at the date hereof.

REVIEW AFTER CASUALTY DAMAGE OR DESTRUCTION.

If, after reviewing the report provided in Paragraph 6 and assessing the availability of insurance proceeds after satisfaction of any mortgagee's/lender's claims under Paragraph 8, Grantor and Grantee agree that the purpose of the Easement will be served by such restoration/reconstruction, Grantor and Grantee shall establish a schedule under which Grantor shall complete the restoration/reconstruction of the Buildings in accordance with plans and specifications consented to by the parties up to at least the total of the casualty insurance proceeds available to Grantor.

If, after reviewing the report and assessing the availability of insurance proceeds after satisfaction of any mortgagee's/lender's claims, Grantor and Grantee agree that restoration/reconstruction of the Property is impractical or impossible, or agree that the purpose of the Easement would not be served by such restoration/reconstruction, Grantor may, with prior written consent of Grantee, alter, demolish, remove, or raze one or more of the Buildings, and/or construct new improvements on the Property. Grantor and Grantee may agree to extinguish this Easement in whole or in part in accordance with the laws of the State of Illinois and paragraph 20.2 hereof.

If after reviewing the report and assessing the availability of insurance proceeds after satisfaction of any mortgagee's/lender's claims, Grantor and Grantee are unable to agree that the purpose of the Easement will or will not be served by such restoration/reconstruction, the matter may be referred by either party to binding arbitration and settled in accordance with the applicable expedited procedures of the American Arbitration Association then in effect.

INSURANCE.

Grantor shall insure or cause to be insured the Buildings by an insurance company rated "A1" or better by Best's for the full replacement value against loss from the perils commonly insured under standard fire and extended coverage policies and comprehensive general liability insurance against claims for personal injury, death, and property damage. Property damage insurance shall include change in condition and building ordinance coverage, in form and amount sufficient to replace fully the damaged Property and Buildings without cost or expense to Grantor or contribution or coinsurance from Grantor. Such insurance shall include Grantee's interest and name Grantee as an additional insured. Grantor shall deliver to Grantee, with ten (10) business days of Grantee's written request therefor, certificates of such insurance coverage. Provided, however, that whenever the Property is encumbered with a mortgage or deed of trust, nothing contained in this paragraph shall jeopardize the prior claim, if any, of the mortgagee/ lender to the insurance proceeds.

9. INDEMNIFICATION.

Grantor hereby agrees to pay, protect, indemnify, hold harmless, and defend at its own cost and expense, Grantee, its agents, directors, and employees, or independent contractors from and against any and all claims, liabilities, expenses, costs, damages, losses, and expenditures (including reasonable attorneys' fees and disbursements hereafter incurred) arising out of or in connection with injury to or death of any person; physical damage to the Property; the presence or release in, on, or about the Property, at any time, of any substance now and hereafter defined, listed, or otherwise classified pursuant to any law, ordinance, or regulation as a hazardous, toxic, polluting, or contaminating substance; or other injury or other damage occurring on or about the Property, unless such injury or damage is caused by Grantee or any agent, trustee, employee, or contractor of Grantee. In the event that Grantor is required to indemnify Grantee pursuant to the terms of this paragraph, the amount of such indemnity, until discharged, shall constitute a lien on the Property with the same effect and priority as a mechanic's lien. Provided, however, that nothing contained herein shall jeopardize the priority of any recorded lien of mortgage or deed of trust given in connection with a promissory note secured by the Property.

10. TAXES.

Grantor shall pay immediately, when first due and owing, all general taxes, special taxes, special assessments, water charges, sewer service charges, and other charges which may become a lien on the Property unless Grantor timely objects to the amount or validity of the assessment or charge and diligently prosecutes an appeal thereof, in which case the obligation hereunder to pay such charges shall be suspended for the period permitted by law for prosecuting such appeal and any applicable grace period following completion of such action. In place of Grantor, Grantee is hereby authorized, but in no event required or expected, to make or advance upon three (3) days prior written notice to Grantor any payment relating to taxes, assessments, water rates, sewer rentals, and other government or municipality charge, fine, imposition, or lien asserted against the Property. Grantee may make such payment according to any bill, statement, or estimate procured from the appropriate public office without inquiry into the accuracy of such bill, statement, or assessment or into the validity of such tax, assessment, sale, or forfeiture. Such payment if made by Grantee shall constitute a lien on the Property with the same effect and priority as a mechanic's lien, except that such lien shall not jeopardize the priority of any recorded lien of mortgage or deed of trust given in connection with a promissory note secured by the Property.

11. WRITTEN NOTICE.

Any notice which either Grantor or Grantee may desire or be required to give to the other party shall be in writing and shall be delivered by one of the following methods—by overnight courier postage prepaid, facsimile transmission, registered or certified mail with return receipt requested, or hand delivery;

if to Grantor, then at	
[address]	
and if to Grantee, then to	
[address]	
Each party may change its address set forth herein by a notice t	o such effect to the other party.

12. EVIDENCE OF COMPLIANCE.

Upon request by Grantee, Grantor shall promptly furnish Grantee with certification that, to the best of Grantee's knowledge, Grantor is in compliance with the obligations of Grantor contained herein, or that otherwise evidences the status of this Easement to the extent of Grantee's knowledge thereof.

13. INSPECTION.

With the consent of Grantor, representatives of Grantee shall be permitted at all reasonable times to inspect the Property, including the interior of the Buildings. Grantor covenants not to withhold unreasonably its consent in determining dates and times for such inspections.

14. GRANTEE'S REMEDIES.

Grantee may, following reasonable written notice to Grantor, institute suit(s) to enjoin any violation of the terms of this easement by ex parte, temporary, preliminary, and/or permanent injunction, including prohibitory and/or mandatory injunctive relief, and to require the restoration of the Property and Buildings to the condition and appearance that existed prior to the violation complained of. Grantee shall also have available all legal and other equitable remedies to enforce Grantor's obligations hereunder.

In the event Grantor is found to have violated any of its obligations, Grantor shall reimburse Grantee for any costs or expenses incurred in connection with Grantee's enforcement of the terms of this Easement, including all reasonable court costs, and attorney's, architectural, engineering, and expert witness fees.

Exercise by Grantee of one remedy hereunder shall not have the effect of waiving or limiting any other remedy, and the failure to exercise any remedy shall not have the effect of waiving or limiting the use of any other remedy or the use of such remedy at any other time.

15. NOTICE FROM GOVERNMENT AUTHORITIES.

Grantor shall deliver to Grantee copies of any notice of violation or lien relating to the Property received by Grantor from any government authority within five (5) days for receipt by Grantor. Upon request by Grantee, Grantor shall promptly furnish Grantee with evidence of Grantor's compliance with such notice or lien where compliance is required by law.

16. LIENS.

Any lien on the Property created pursuant to any paragraph of this Easement may be confirmed by judgment and foreclosed by Grantee in the same manner as a mechanic's lien, except that no lien created pursuant to this Easement shall jeopardize the priority of any recorded lien of mortgage or deed of trust given in connection with a promissory note secured by the Property.

17. BINDING EFFECT.

This Easement is binding on Grantor, its heirs, successors, and assigns in perpetuity. Restrictions, stipulations, and covenants contained herein shall be inserted by Grantor verbatim or by express reference in any deed or other legal instrument by which it divests itself of either the fee simple title or any other lesser estate in the Property or any part thereof.

18. ASSIGNMENT.

The Grantee, at its discretion, without prior notice to Grantor, may convey and assign all or part of its rights and responsibilities contained herein to a third party that is similarly qualified to accept and enforce qualified conservation contributions under Section 170(h) of the Code.

19. RECORDING AND EFFECTIVE DATE.

Grantee shall do and perform at its own cost all acts necessary to the prompt recording of this instrument in the land records of the County of Lake, Illinois. Grantor and Grantee intend that the restrictions arising under this Easement take effect on the day and year this instrument is recorded in the land records of the County of Lake, Illinois.

20. PERCENTAGE INTERESTS.

20.1 Percentage Interests. For purposes of allocating proceeds pursuant to paragraphs 20.2 and 20.3, Grantor and Grantee stipulate that as of the date of this Easement, Grantor and Grantee are each vested with real property interest in the Property and that such interests have stipulated percentage interest in the fair market value of the Property. Said percentage interests shall be determined by the ratio of the value of the Easement on the effective date of this Easement to the value of the Property, without deduction for the value of the Easement, on the effective date of this Easement. The values on the effective date of the Easement shall be those values used to calculate the deduction for federal income tax purposes allowable by reason of this grant, pursuant to Section 170(h) of the Code. The parties shall include the ratio of those values with the Baseline Documentation (on file with Grantor and Grantee) and shall amend such values, if necessary, to reflect any final determination thereof by the Internal Revenue Service or court of competent jurisdiction. For purposes of this paragraph, the ratio of the value of the Easement to the value of the Property unencumbered by the Easement shall remain constant, and the percentage interests of Grantor and Grantee in the fair market value of the Property thereby determinable shall remain constant except that the value of any improvements made by Grantor after the effective date of this Easement is reserved to Grantor.

20.2 Extinguishment. Grantor and Grantee hereby recognize that circumstances may arise that may make impossible the continued ownership or use of the Property in a manner consistent with the Purpose of this Easement and necessitate extinguishment of the Easement. Such circumstance may include, but are not limited to, partial or total destruction of all of the Buildings resulting from casualty. Extinguishment must be the result of a judicial proceeding in a court of competent jurisdiction. Unless otherwise required by applicable law at the time, in the event of any sale of all or a portion of the Property (or any other property received in connection with an exchange or involuntary conversion of the Property) after such termination or extinguishment, and after the satisfaction of prior claims and any costs or expenses associated with such sale, Grantor and Grantee shall share in any net proceeds resulting from such sale in accordance with their respective percentage interest in the fair market value of the Property, as such interests are determined under the provisions of paragraph 20.1, adjusted, if necessary, to reflect a partial termination or extinguishment of this Easement. All such proceeds received by Grantee shall be used by Grantee in a manner consistent with Grantee's primary purposes. Net proceeds shall also include, without limitation, net insurance proceeds.

In the event of extinguishment, the provisions of this paragraph shall survive extinguishment and shall constitute a lien on the Property with the same effect and priority as a mechanic's lien, except that such lien shall not jeopardize the priority of any recorded lien of mortgage or deed of trust given in connection with a promissory note secured by the Property.

20.3 Condemnation. If all or any part of the Property is taken under the power of eminent domain by public, corporate, or other authority, or otherwise acquired by such authority through a purchase in lieu of a taking, Grantor and Grantee shall join in appropriate proceedings at the time of such taking to recover the full value of those interests in the Property that are subject to the taking and all incidental and direct damages resulting from the taking. After the satisfaction of prior claims and net of expenses reasonably incurred by Grantor and Grantee in connection with such taking, Grantor and Grantee shall be respectively entitled to compensation from the balance of the recovered proceeds in conformity with the provisions of paragraphs 20.1 and 20.2 unless otherwise provided by law.

21. INTERPRETATION.

The following provisions shall govern the effectiveness, interpretation, and duration of the Easement.

(a) Any rule of strict construction designed to limit the breadth of restrictions on alienation or use of Property shall not apply in the construction or interpretation of this Easement, and this instrument shall be interpreted broadly to effect its purpose and the transfer of rights and the restrictions on use herein contained.

- (b) This instrument may be executed in two counterparts, one of which may be retained by Grantor and the other, after recording, to be retained by Grantee. In the event of any disparity between the counterparts produced, the recorded counterpart shall in all cases govern.
- (c) This instrument is made pursuant to the Act, but the invalidity of such Act or any part thereof shall not affect the validity and enforceability of this Easement according to its terms, it being the intent of the parties to agree and to bind themselves, their successors, and their assigns in perpetuity to each term of this instrument whether this instrument be enforceable by reason of any statute, common law, or private agreement in existence either now or hereafter. The invalidity or unenforceability of any provision of this instrument shall not affect the validity or enforceability of any other provision of this instrument or any ancillary or supplementary agreement relating to the subject matter thereof.
- (d) Nothing contained herein shall be interpreted to authorize or permit Grantor to violate any ordinance or regulation relating to building materials, construction methods, or use. In the event of any conflict between any such ordinance or regulation and the terms hereof, Grantor promptly shall notify Grantee of such conflict and shall cooperate with Grantee and the applicable governmental entity to accommo date the purposes of both this Easement and such ordinance or regulation.
- (e) To the extent that Grantor owns or is entitled to development rights which may exist now or at som time hereafter by reason of the fact that under any applicable zoning or similar ordinance the Property may be developed to a use more intensive (in terms of height, bulk, or objective criteria related by such ordinances) than the Property is devoted as of the date hereof, such development rights shall not be exercisable on, above, or below the Property during the term of the Easement, nor shall they be transferred to any adjacent parcel and exercised in a manner that would interfere with the purpose of the Easement.

22. AMENDMENT.

If circumstances arise under which an amendment to or modification of this Easement would be appropriate, Grantor and Grantee may by mutual written agreement jointly amend this Easement, provided that no amendment shall be made that will adversely affect the qualification of this Easement or the status of Grantee under any applicable laws, including Sections 170(h) and 501(c)(3) of the Code and the laws of the State of Illinois. Any such amendment shall be consistent with the protection of the conservation and preservation values of the Property and the purpose of this Easement; shall not affect its perpetual duration; and shall not adversely impact the overall architectural, historic, natural habitat, and open space values protected by this Easement. Any such amendment shall be recorded in the land records of the County of Lake, Illinois. Nothing in this paragraph shall require Grantor or Grantee to agree to any amendment or to consult or negotiate regarding any amendment.

23. ENTIRE AGREEMENT.

This Easement reflects the entire agreement of Grantor and Grantee.

24. COUNTERPARTS.

This Easement may be executed in multiple counterparts, each of which when so executed and delivered shall be an original, but both of which together shall constitute one instrument.

TO HAVE AND TO HOLD, this Easement unto Grantee and its successors and permitted assigns forever.

IN WITNESS WHEREOF, Grantor and Grantee have set their hands under seal on the date first above referenced.

WIINESS:		TES OPERATING COMPANY, L.L.C.
		Ву:
		Name:
		Town of Fort Sheridan Company, L.L.C., Managing Member
		LANDMARKS PRESERVATION COUNCIL OF ILLINOIS
-	_	Ву:
		Name:
		Title:
STATE OF)	
to wit:		
COUNTY/CITY OF)	
therein contained.		deed, and that he executed said instrument for the purposes ay of
		Notary Public
My Commission Expires: _		
STATE OF) to wit:	
COUNTY/CITY OF)	
personally known to me as the _ person who executed the forego	ing instrument beari knowledged said ins	lic in and for the aforesaid jurisdiction, do hereby certify that of Landmarks Preservation Council of Illinois and the ng date of the day of, 1997, personally appeared strument to be his act and deed, and that he executed said
WITNESS my hand and off	icial seal this da	ny of
		Notary Public
My Commission Expires:		

- The Fort Sheridan Water Tower was placed on the National Register of Historic Places on December 4, 1974. A few years later, a Historic District was delineated, and, on September 29, 1980, the district was placed on the Register. Four years later it was upgraded to National Historic Landmark status.
- Attachment E: Standards for Development and Management Plan. "Programmatic Agreement among Department of the Army, Illinois State Historic Preservation Officer and Advisory Council on Historic Preservation for the Base Closure and Disposal of Fort Sheridan, Lake County, Illinois."
- Fort Sheridan Illinois Base Closure Final Environmental Impact Statement, Louisville District, U.S. Army Corps of Engineers, October 1990, 3-2.
- In A History of Lake County, Illinois, John J. Halsey, 1912, Roy S. Bates, 281-2. Sorenson, Martha E., and Douglas A. Martz. View from the Tower: a History of Fort Sheridan, Illinois, 2.
- 5. Sorenson and Martz, 2.
- In Marvyn Wittelle, 28 Miles North, The Story of Highwood, Highwood History Foundation, Inc., 1953, p. 33. Sorenson and Martz, 8.
- 7. Sorenson and Martz, 8.
- Smith, Nina B. "This Bleak Situation": The Founding of Fort Sheridan, Illinois," Illinois Historical Journal, 80 (Spring 1987): 15.
- 9. Sorenson and Martz, 8.
- 10. Ibid.
- 11. Ibid.
- 12. Smith, 15.
- 13. Ibid., 16.
- 14. Sorenson and Martz, 9.
- 15. Smith, 18.
- 16. Sorenson and Martz, 11.
- In Rhyne, David William. Army Posts in American Culture: A Historical Geography of Army Posts in the United States. Master's Thesis, Pennsylvania State University, 1979, 113-116. "Cultural Resource Studies Relating to Fort Sheridan, Illinois: Supple-

- mental Research," conducted for Louisville District Army Corps of Engineers, by U.S. Army Construction Engineering Research Laboratory Facilities Technology Division, 1995, 84.
- In R. Christopher Goodwin and Associates, Inc. National Historic Context for Department of Defense Installations, 1790-1940. Unpublished draft report. Frederick, MD: Goodwin and Associates, 1993, 32. Cultural Resource Studies Relating to Fort Sheridan, Illinois, 84.
- 19. Ibid., 39, 63.
- Ibid., 244; and in Rhyne, David William. Army Posts in American Culture: A Historical Geography of Army Posts in the United States. Master's Thesis, Pennsylvania State University, 1979: 189.
- In R. Christopher Goodwin and Associates, Inc. National Historic Context for Department of Defense Installations, 1790-1940. Unpublished draft report. Frederick, MD: Goodwin and Associates, 1993, 243-45. Cultural Resource Studies Relating to Fort Sheridan, Illinois, 84.
- 22. The Richardsonian Romanesque style developed from the designs of Boston architect H. H. Richardson (1838-1886). His rough-faced stone masonry homes, churches, and train stations, featuring arched openings, influenced the architecture of Louis Sullivan and Frank Lloyd Wright.
- 23. William Le Baron Jenney is often credited with designing the first skyscraper, a tall skeletal building where the exterior wall serves only as a skin. It was the Home Insurance Building (1884-1931). Many of Chicago's leading early architects, including Louis Sullivan and Daniel H. Burnham, trained in his office.
- Bruegmann, Robert A. Holabird and Roche, Holabird and Root: An Illustrated Catalog of Works, 1880-1940. Volume 1, 1880-1911. New York: Garland Publishing, Inc., 1991, 7.
- 25. Ibid.
- Literature Review, Architectural Evaluation and Phase I Archeological Reconnaissance of Selected Portions of Fort Sheridan, Illinois, conducted for Louisville District: Army Corps of Engineers by

- USACERL Tri-Services Cultural Resources Research Center and the Department of Anthropology, University of Illinois, Champaign, 1993, 7. From Haberkamp, Douglas B. History of Fort Sheridan From Its Beginning to World War I. Unpublished manuscript, 1980, 10.
- 27. Miller, Wilhelm. The Prairie Spirit in Landscape Gardening. Urbana: University of Illinois College of Agriculture, 1915, 1.
- 28. "Holabird & Roche," Architectural Reviewer, June 1897, 27.
- 29. Simonds, O. C. Landscape-Gardening. New York: The Macmillan Company, 1931.
- 30. Literature Review, Architectural Evaluation and Phase I Archeological Reconnaissance of Selected Portions of Fort Sheridan, Illinois, 34-35.
- 31. Bruegmann, 7.
- 32. Ibid.
- 33. Literature Review, Architectural Evaluation and Phase I Archeological Reconnaissance of Selected Portions of Fort Sheridan, Illinois, 7.
- 34. Sorenson and Martz, 22.
- 35. In Haberkamp, Douglas B. History of Fort Sheridan From Its Beginning to World War I. Unpublished manuscript, 1980, 13-14. Literature Review, Architectural Evaluation and Phase I Archeological Reconnaissance of Selected Portions of Fort Sheridan, Illinois, 8.
- 36. Fort Sheridan National Historic Landmark Nomination. Washington, D.C.: U.S. Department of the Interior, National Park Service, 1979, 12.
- 37. Literature Review, Architectural Evaluation and Phase I Archeological Reconnaissance of Selected Portions of Fort Sheridan, Illinois, 8.
- 38. In Adams, Myron, and Fred Girton, The History and Achievements of the Fort Sheridan Officers' Training Camps. Chicago: The Fort Sheridan Association, 1920, 208-209. Literature Review, Architectural Evaluation and Phase I Archeological Reconnaissance of Selected Portions of Fort Sheridan, Illinois, 9.
- 39. Literature Review, Architectural Evaluation and

- Phase I Archeological Reconnaissance of Selected Portions of Fort Sheridan, Illinois, 10.
- 40. This brick Georgian Revival structure is Building #142, located outside the historic district.
- 41. Most were located outside the historic district.
- 42. Sorenson and Martz, 36,
- 43. In Lake Bluff/Lake Forest Historical Society, 1993. Literature Review, Architectural Evaluation and Phase I Archeological Reconnaissance of Selected Portions of Fort Sheridan, Illinois, 13.
- 44. In Zahorik, Ralph. "Fort Sheridan's Past Rich With History," Waukegan News-Sun, December 30, 1988, sec. 4. Literature Review, Architectural Evaluation and Phase I Archeological Reconnaissance of Selected Portions of Fort Sheridan, Illinois, 14,
- 45. In Zahorik, Ralph, "Fort Sheridan's Past Rich With History," Waukegan News-Sun, December 30, 1988, sec, 4. Literature Review, Architectural Evaluation and Phase I Archeological Reconnaissance of Selected Portions of Fort Sheridan, Illinois, 15.
- 46. In Parsons, Christi. Ft. Sheridan Surrenders to Toughest Foe: Peace, Chicago Tribune, May 29, 1993: 6. Literature Review, Architectural Evaluation and Phase I Archeological Reconnaissance of Selected Portions of Fort Sheridan, Illinois, 15.
- 47. In Public Affairs Office at Fort Sheridan, Fort Sheridan 1887-1993 (closing ceremony pamphlet). Highland Park, IL: Highland Park Historical Society, 1993. Literature Review, Architectural Evaluation and Phase I Archeological Reconnaissance of Selected Portions of Fort Sheridan, Illinois, 15.
- 48. This Literature Review consisted of a methodological field survey of all sites identified for study, both architectural and archeological. These were evaluated for eligibility under the National Register of Historic Places criteria. Documentation was prepared according to the requirements of the State of Illinois "Illinois State Historic Preservation Office Guidelines for Archeological Consultants and Reconnaissance Survey Reports, the National Park Service (36CFR Part 65), the Advisory Council on Historic Preservation (36CFR Part 800), and the Historic American Buildings Survey (Historian's Procedures Manual, 1983). This Literature Review

- was expanded upon by Cultural Resource Studies Relating to Fort Sheridan, Illinois: Supplemental Research, conducted for Louisville District Army Corps of Engineers, by U.S. Army Construction Engineering Research Laboratory Facilities Technology Division, July 1995.
- 49. The Fort Sheridan Historic District verbal boundary description is clarified for accuracy. See National Register Map.
- 50. Literature Review, Architectural Evaluation and Phase I Archeological Reconnaissance of Selected Portions of Fort Sheridan, Illinois, 37. Expanded upon in the Cultural Resource Studies Relating to Fort Sheridan, Illinois: Supplemental Research, 40.
- 51. Literature Review, Architectural Evaluation and Phase I Archeological Reconnaissance of Selected Portions of Fort Sheridan, Illinois, 51.
- 52. Ibid., 52.
- 53. Cultural Resource Studies Relating to Fort Sheridan, Illinois: Supplemental Research, 73.
- 54. Ibid, 82.
- 55. All of the structures described are named after their original use as assigned in the National Historic Landmark nomination.
- 56. The description and statement of condition for the housing that are contributing buildings in the Historic District at Fort Sheridan are partially based on "Study/Survey of Historically Significant Army Family Housing Quarters," prepared on Fort Sheridan for the Department of the Army by Mariani & Associates Architects, Washington, D.C., August 1988, and on visual observation made during an exterior site inspection of the Fort conducted February 10, 1997, by Historic Certification Consultants. The statement of condition for the other contributing buildings and landscape is based on the site inspection only. No tests were performed.
- 57. In all following alteration guidelines, if a substantial number of windows have already been replaced, the remaining original windows may be replaced with wood windows with historically compatible configuration.

- 58. Literature Review, Architectural Evaluation and Phase I Archeological Reconnaissance of Selected Portions of Fort Sheridan, Illinois, 325.
- 59. Thompson, John D. and Grace Goldin. The Hospital: A Social and Architectural History. New Haven: Yale University Press, 1975.
- 60. Seymer, Lucy Ridgely, ed. Selected Writings of Florence Nightingale. New York: The MacMillan Company, 1954, 86.
- 61. Simonds, 141.

Sources for the historical information included in the Fort Sheridan Cultural Resource Management Plan were drawn from documentation projects generated for governmental bodies and from books and articles.

Documentation projects:

"Cultural Resource Studies Relating to Fort Sheridan, Illinois: Supplemental Research," conducted for Louisville District: U.S. Army Corps of Engineers, by U.S. Army Construction Engineering Research Laboratory Facilities Technology Division, July 1995.

"Fort Sheridan Design Guidelines," prepared for The Fort Sheridan Joint Planning Committee by Johnson, Johnson & Roy, Inc; Clarion Associates, Inc.; DLK Architecture; and Historic Certification Consultants, 1994.

"Fort Sheridan Illinois Base Closure Final Environmental Impact Statement," Louisville District: U.S. Army Corps of Engineers, October 1990.

Fort Sheridan National Historic Landmark District nomination form, 1984.

Gelbloom, Mara. "Ossian Simonds: Prairie Spirit in Landscape Gardening," The Prairie School Review, Vol. XII, No. 2, Second Quarter, 1975.

"Installation Report, Fort Sheridan, Highland Park, Illinois, Department of the Army Study/Survey of Historically Significant Army Family Housing Quarters," prepared by Mariani & Associates, Washington, D.C., 1988, 3 Vol.

Literature Review, Architectural Evaluation and Phase I Archeological Reconnaissance of Selected Portions of Fort Sheridan, Illinois, conducted for Louisville District: U.S. Army Corps of Engineers, by USACERL Tri-Services Cultural Resources Research Center and the Department of Anthropology, University of Illinois, Champaign, September 1993.

Books and articles consulted:

Bruegmann, Robert A. Holabird and Roche, Holabird and Root: An Illustrated Catalog of Works, 1880-1940. Volume 1, 1880-1911. New York: Garland Publishing, Inc., 1991.

"Historic Tour - Fort Sheridan, Illinois," Fort Sheridan Officers' Wives Club, May 17, 1981. (Pamphlet)

"Holabird & Roche," Architectural Reviewer, June 30, 1897, 15.

Miller, Wilhelm. The Prairie Spirit in Landscape Gardening. Urbana: University of Illinois College of Agriculture, 1915.

Miscellaneous newspaper clippings, journal articles, maps, postcards in the collection of the Lake County Museum, Wauconda, IL; the Highland Park Historical Society, Highland Park, IL; the Chicago Park District, Chicago, IL; and the files of Susan Benjamin, Highland Park, IL.

"Our New Military Post: Fort Sheridan will be the finest in the country," Chicago Tribune, January 23, 1889.

Seymer, Lucy Ridgely, ed. Selected Writings of Florence Nightingale. New York: The MacMillan Company, 1954.

Simonds, O. C. Landscape-Gardening. New York: The Macmillan Company, 1931.

Smith, Nina B. "This Bleak Situation': The Founding of Fort Sheridan, Illinois," Illinois Historical Journal, 80 (Spring 1987), 13-22.

Sorenson, Martha E., and Douglas A. Martz. View from the Tower: a History of Fort Sheridan, Illinois.

Thompson, John D., and Grace Goldin. The Hospital: A Social and Architectural History. New Haven: Yale University Press, 1975.

Management plans consulted:

"The United States Military Academy, West Point, New York: Historic Resources Management Plan," prepared by the staff of the Advisory Council on Historic Preservation, in cooperation with the Academy and the Construction Engineering Research Laboratory, Champaign, Illinois, November 1989.

"The Forest Glen Section, Walter Reed Army MedicalCenter, Cultural Resource Management Plan," prepared for the Walter Reed Medical Center under the U.S. Army Corps of Engineers, Baltimore District, by KFS Historic Preservation Group, Kise Franks & Straw, Inc., Philadelphia, Pennsylvania, August 14, 1992.

prepared by:
Historic Certification Consultants
1105 West Chicago Avenue
Chicago, Illinois 60622
(312) 421-1131

AN ORDINANCE DESIGNATING THE RESIDENCES LOCATED ON LINDEN PARK PLACE A HIGHLAND PARK HISTORIC DISTRICT

WHEREAS, the Historic Preservation Commission of the City of Highland Park, pursuant to Section 24.025 of "The Highland Park Code of 1968", as amended, did conduct a public hearing on December 12, 1996, pursuant to proper notice; and

WHEREAS, following said hearing, the said Historic Preservation Commission adopted Resolution No. 6-96 (a copy of which Resolution is attached hereto and made a part hereof as **Exhibit I**), which resolution contains the report of the Commission as well as a recommendation to the City Council of the City of Highland Park that the residences located on Linden Park Place (hereinafter referred to collectively as "**Subject Property**") be designated a Highland Park Historic District; and

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

WHEREAS, the City Council of the City of Highland Park believes it to be in the best interests of the residents of the City of Highland Park that the Subject Property be designated a Historic District;

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

SECTION ONE: That, pursuant to Section 24.025 of "The Highland Park Code of 1968", as amended, the properties located on Linden Park Place (as identified on **Exhibit II** hereto) be and the same are collectively designated hereby as a Historic District and as such shall be subject hereafter to the provisions of Chapter 24 of "The Highland Park Code of 1968", as amended.

SECTION TWO: That, as notice of the action of this City Council, the City Clerk shall forward certified copies hereof to those who nominated the Subject Property as a Historic District, to the owners of record of the properties comprising the aforementioned Historic District, and to the Building Division of the City of Highland Park.

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

AYES:

Mayor Geraci and Councilmen Blane, Brenner, Weiss, Koukos, Mandel

and Belsky

NAYS:

None

ABSENT:

None

PASSED:

February 10, 1997

APPROVED:

February 10, 1997

ORDINANCE NO.

10-97

Raymond J. Geraci, Mayor

ATTEST:

David W. Fairman, City Clerk

RESOLUTION TO RECOMMEND TO CITY COUNCIL THAT LINDEN PARK PLACE LOCAL HISTORIC DISTRICT BE DESIGNATED AS A HIGHLAND PARK LANDMARK

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

WHEREAS, the Highland Park Historic Preservation Commission held a hearing on December 12, 1996, and has prepared a report summarizing the evidence at said hearing, a copy of which report is attached hereto and hereby made a part hereof as Exhibit A, and

WHEREAS, the Highland Park Historic Preservation Commission has determined that Linden Park Place, legally described as:

Linden Park Place consists of Lots 1&2 in the Everett Subdivision, Lots 1,2,3&4 in Washburn's Subdivision, Lots 1,2,&3 in Charlotte Steele's Gardon Resubdivision, Lots 1&2 in Emil Rudolph's Resubdivision, Lots 1,2,3,7 in Emil Rudolph's Subdivision, and Lot 6&8 in Block 29 in the City of Highland Park; that is, all properties having frontage on Linden Park Place.

is eligible for designation as a Highland Park Landmark because it meets with Criteria # 1,3,4 &6 of the Commission's "Criteria for Determining Highland Park Landmarks;

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

That the proposed landmark, Linden Park Place Historic District, be recommended to the City Council of the City of Highland Park for designation as a Highland Park Landmark.

ioward Kaylan Chairman

AYES:

Becker, Kaplan, May, Millenson, Werner, Zwang

NAYS:

Exlit

ABSENT: Schlair, Stein

PRESENT: Bremier, Johnas

PASSED: December 12, 1996

RESOLUTION NO. 6-96

Exhibit I

EXHIBIT II

PROPERTY OWNER* ADDRESS & PIN NUMBER Orren Pickell Builders 218 Linden Park Place 16-23-207-036 Hiam Elrad 210 Linden Park Place 16-23-207-037 Richard Weil 278 Linden Park Place 16-23-207-038 Kenneth Levy 310 Linden Park Place 16-23-207-029 Steven Weber 296 Linden Park Place 16-23-207-030 R. Hart 282 Linden Park Place 16-23-207-031 16-23-207-032 James Donovan 274 Linden Park Place 16-23-207-033 Edward Goodkind 242 Linden Park Place (D. Goodkind) 16-23-207-034 Daniel Perlman 224 Linden Park Place 16-23-207-035 **Arnold Leavitt** 195 Linden Park Place 16-23-207-073 **NBD Trust Company** 190 Linden Park Place (Frederick & Sylvia Blackman) 16-23-207--079 Joel Haber 160 Linden Park Place 16-23-207-081 Sidney Lieberstein 170 Linden Park Place 16-23-207-082 George Wiley 175 Linden Park Place 16-23-207-074

Phillip Rosenberg

Jane Goldberg

16-23-207-020

285 Linden Park Place

275 Linden Park Place

Peter Sereda

255 Linden Park Place

16-23-207-022

Bernard Kramer

243 Linden Park Place

16-23-207-023

16-23-207-024

Paul Loeb

223 Linden Park Place

16-23-207-025

Stuart Sahlins

211 Linden Park Place

16-23-207-026

Richard Levy

180 Linden Park Place

16-23-207-083

5552785

FILED FOR RECORD 8Y:

MARY ELLEN VANDERVENTER

LAKE COUNTY, IL RECORDER

05/05/2004 - 02:28:49 P.M.

RECEIPT +: 158813

ORAWER +: 19

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

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

I HEREBY CERTIFY that the attached is a true and correct copy of Ordinance No. 103-99, entitled "AN ORDINANCE DESIGNATING THE RESIDENCES LOCATED ON THE BLOCK OF VINE AVENUE EXTENDING FROM 128 VINE AVENUE WEST TO LINDEN AVENUE, ON LINDEN AVENUE NORTH TO MAPLE AVENUE, AND ON MAPLE AVENUE EAST TO THE CUL-DE-SAC A HIGHLAND PARK HISTORIC DISTRICT," with Exhibits I and II, passed and approved by the City Council of said City at a regular meeting of the City Council held on November 22, 1999, and still in full force and effect, all as appears from the records and files of my office.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Corporate Seal of said City of Highland Park, this 22nd day of April 2004.

City Clerk

Return to: City Clerk City of Highland Park 1707 St. Johns Avenue Highland Park, IL 60035

AN ORDINANCE DESIGNATING THE RESIDENCES LOCATED ON THE BLOCK OF VINE AVENUE EXTENDING FROM 128 VINE AVENUE WEST TO LINDEN AVENUE, ON LINDEN AVENUE NORTH TO MAPLE AVENUE, AND ON MAPLE AVENUE EAST TO THE CUL-DE-SAC A HIGHLAND PARK HISTORIC DISTRICT

WHEREAS, the Historic Preservation Commission of the City of Highland Park, pursuant to Section 24.025 of "The Highland Park Code of 1968", as amended, did conduct a public hearing on October 7, 1999, pursuant to proper notice; and

WHEREAS, following said hearing, the said Historic Preservation
Commission adopted Resolution No. 1-99 (a copy of which Resolution is attached hereto and made a part hereof as **Exhibit I**), which resolution contains the report of the Commission as well as a recommendation to the City Council of the City of Highland Park that the residences located on the block of Vine Avenue extending from 128 Vine Avenue west to Linden Avenue, on Linden Avenue north to Maple Avenue, and on Maple Avenue east to the cul-de-sac (hereinafter referred to collectively as "Subject Property") be designated a Highland Park Historic District to be known as the Vine-Linden-Maple Historic District; and

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

WHEREAS, the City Council of the City of Highland Park believes it to be in the best interests of the residents of the City of Highland Park that the Subject Property be designated a Historic District;

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

SECTION ONE: That, pursuant to Section 24.025 of "The Highland Park Code of 1968", as amended, the properties located on the block of Vine Avenue extending from 128 Vine Avenue west to Linden Avenue; on Linden Avenue north to Maple Avenue, and on Maple Avenue east to the cul-de-sac (as identified on Exhibit II hereto) be and the same are collectively designated hereby as the Vine-Linden-Maple Historic District, a Highland Park Historic District, and as such shall be subject hereafter to the provisions of Chapter 24 of "The Highland Park Code of 1968", as amended.

SECTION TWO: That, as notice of the action of this City Council, the City Clerk shall forward certified copies hereof to those who nominated the Subject Property as a Historic District, to the owners of record of the properties comprising

the aforementioned Historic District, and to the Building Division of the City of Highland Park.

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

AYES:

Councilmen May, Mandel, Koukos, Belsky, and Weinger

NAYS:

Mayor Pierce

ABSENT:

Councilman Brenner

PASSED:

November 22, 1999

APPROVED:

November 22, 1999

ORDINANCE NO.

103-99

ATTEST:

David W. Fairman, City Clerk

EXHIBIT I

RESOLUTION TO RECOMMEND TO CITY COUNCIL THAT VINE-LINDEN-MAPLE LOCAL HISTORIC DISTRICT BE DESIGNATED AS A HIGHLAND PARK LANDMARK

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

WHEREAS, the Highland Park Historic Preservation Commission held a hearing on October 7, 1999, and has prepared a report summarizing the evidence at said hearing, a copy of which report is attached hereto and hereby made a part hereof as Exhibit A; and

WHEREAS, the Highland Park Historic Preservation Commission has determined that the Vine-Linden-Maple Historic District, the boundaries of which are indicated on the attached map, is eligible for designation as a Highland Park Landmark because some or all of the structures meet one or more of the following criteria: 1, 4, 5, 6 & 8 of the Commission's "Criteria for Determining Highland Park Landmarks;

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

That the proposed landmark, Vine-Linden-Maple Historic District, be recommended to the City Council of the City of Highland Park for designation as a Highland Park Landmark.

AYES:

R. Becker, Eglit, Harrison, Melichar, Miller

NAYS:

None

ABSENT:

B. Becker, Kahn, Natenshon

PRESENT:

None

PASSED:

October 21, 1999

Elliott Miller, Chair

RESOLUTION NO. 1-99

EXHIBIT II

Property Owner Name	Property Address	Permanent Index
Kenneth Levin	112 Maple Ave.	<u>Number</u> 16-23-203-001
Rosalind C. Mann, Trustee	125 Maple Ave.	16-14-403-016
Lawrence Ordower	132 Maple Ave.	16-23-203-002
R. Misch & A. Stephenson	151 Maple Ave.	16-14-403-010
Steven Goldstein	184 Maple Ave.	16-23-204-012
David Rosenberg	128 Vine Ave.	16-23-207-008
Joseph Kaplan	129 Vine Ave.	16-23-207-009 16-23-203-025
Mark Pattis	147 Vine Ave.	16-23-203-009
Mary Bonadio	152 Vine Ave.	16-23-207-007
Kyle Morgensai	160 Vine Ave.	16-23-207-006
Miriam Hirsch	168 Vine Ave.	16-23-207-005
Mitchell Berk	185 Vine Ave.	16-23-203-008
Richard Becker	190 Vine Ave.	16-23-207-004
Sue Meldman	200 Vine Ave.	16-23-207-002 16-23-207-003
Benjamin Waisbren	201 Vine Ave.	16-23-203-007
Therese Coughlan	220 Vine Ave.	16-23-207-001
Robert Moss	266 Vine Ave.	16-23-208-008
Andrew Livingston	2234 Linden Ave.	16-23-204-020
D Vanleuven & N Jones	2248 Linden Ave.	16-23-204-018
Mitchell Kohn	2256 Linden Ave.	16-23-204-017
Ronald Siegel	2276 Linden Ave.	16-23-204-016
Steve Hannick	2285 Linden Ave.	16-23-203-006

Scott Witten	2290 Linden Ave.	16-23-204-015
Kenneth Sacks	2303 Linden Ave.	16-23-203-005
David Rousso	2320 Linden Ave.	16-23-204-014
S. Edward Marder	2323 Linden Ave.	16-23-203-004
John Wineman	2338 Linden Ave.	16-23-204-013
Jeanne Beris	2355 Linden Ave.	16-23-203-003

AN ORDINANCE DESIGNATING THE BELLE AVENUE HISTORIC DISTRICT

WHEREAS, the Historic Preservation Commission of the City, pursuant to Section 24.025 of "The Highland Park Code of 1968", as amended ("City Code"), did conduct a public hearing on November 29th, 2001, pursuant to proper notice; and

WHEREAS, following the hearing, the Historic Preservation Commission adopted Resolution No. 3-01, attached to this Ordinance as **Exhibit 1** and, by this reference, made a part of this Ordinance, which resolution contains the report of the Commission as well as a recommendation to the City Council that the Belle Avenue Historic District ("Subject Properties") be designated a Highland Park Landmark District; and

WHEREAS, the City Council has determined that the designation of the Subject Properties will be consistent with the planning policies and objectives of the City, will promote the welfare of its residents, and is consistent with the landmark designation standards set forth in Chapter 24 of the City Code; and

WHEREAS, the City Council of the City believes it to be in the best interests of the residents of the City that the Subject Properties be designated a Landmark District;

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

SECTION ONE: Pursuant to Section 24.025 of the Code, the following described properties shall be and are collectively hereby designated as the Belle Avenue Landmark District:

100 Belle Ave.	16-23-207-072
100 Belle Ave.	16-23-207-071
101 Belle Ave.	16-23-207-046
117 Belle Ave.	16-23-207-047
120 Belle Ave.	16-23-207-070
121 Belle Ave.	16-23-207-044
131 Belle Ave.	16-23-207-045
132 Belle Ave.	16-23-207-069
140 Belle Ave.	16-23-207-068
151 Belle Ave.	16-23-207-043
151 Belle Ave.	16-23-207-061
175 Belle Ave.	16-23-207-060
2075 Park Ln.	16-23-207-067

Pursuant to the designation, the Subject Properties shall be subject to the applicable landmark provisions of Chapter 24 of the City Code.

SECTION TWO: Notice of the action of this City Council, as set forth in this Ordinance, including a copy of this Ordinance, shall be forwarded by the City Clerk with certified copies to those who nominated the Subject Properties as a Landmark District, to the owners of record of the Subject Properties, and to the Building Division of the City of Highland Park. Pursuant to subsection 24.025(K) of the City Code, the City Clerk shall also forward a certified copy of this Ordinance to the office of the Lake County Recorder for recordation against the Subject Properties.

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

AYES:

Mayor Pierce, Councilwoman Barnes, and Councilmen

Mandel, Koukos, and Kirsch

NAYS:

None

ABSENT:

Councilmen Brenner and Belsky

PASSED:

January 28, 2002

APPROVED:

January 28, 2002

ORDINANCE NO.

03-02

Daniel M. Pierce, Mayor

ATTEST:

Dave W. Fairman, City Clerk

CHI1 #155000 v1

RESOLUTION TO RECOMMEND TO CITY COUNCIL THAT BELLE AVENUE LOCAL HISTORIC DISTRICT BE DESIGNATED AS A HIGHLAND PARK LANDMARK

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

WHEREAS, the Highland Park Historic Preservation Commission held a hearing on November 29th, 2001, and has prepared a report summarizing the evidence at said hearing, a copy of which report is attached hereto and hereby made a part hereof as Exhibit A; and

WHEREAS, the Highland Park Historic Preservation Commission has determined that the Belle Avenue Historic District, the boundaries of which are indicated on the attached map, is eligible for designation as a Highland Park Landmark because some or all of the structures meet one or more of the following criteria: 1, 3, 4, 5, 6, 7 & 8 of the Commission's "Criteria for Determining Highland Park Landmarks;

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

That the proposed landmark, Belle Avenue Historic District, be recommended to the City Council of the City of Highland Park for designation as a Highland Park Landmark.

AYES:

Behn, Kahn, Fraerman, Seyfarth, Harrison, Ehrlich, Miller

NAYS:

None

ABSENT:

Natenshon, Baum

PRESENT:

None

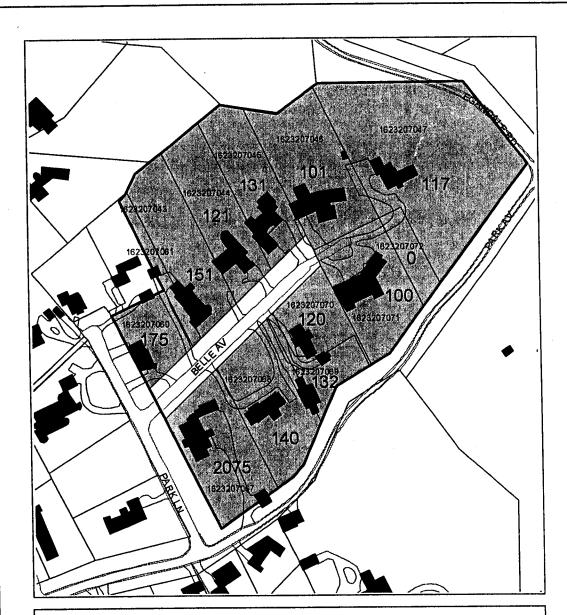
PASSED:

November 29th, 2001

Michael Behn, Chair

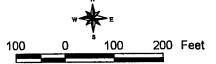
RESOLUTION NO. 3-01

Ephilet 1



Proposed Belle Avenue Historic District

Prepared by the City of Highland Park Department of Community Development 7/21/01



Fitzgerald, Shirley

From:

Shure, Larry

Sent:

Friday, February 22, 2002 4:46 PM

To:

Fitzgerald, Shirley

Subject:

RE: belle avenue district

Shirley,

There are 11 properties included in the Belle Avenue Historic District. I suppose that means we'll need an additional 10. -Larry

----Original Message----

From:

Fitzgerald, Shirley

Sent:

Friday, February 22, 2002 3:27 PM

To:

Shure, Larry

Subject:

RE: belle avenue district

I've sent you five certified copies -- one of those is for the owner of record of the subject property. How many properties are included in the subject property? That's how many I'll need to send you in addition to the five I've put in your box.

Shirley

----Original Message-----

From: Shure, Larry

Sent:

Friday, February 22, 2002 3:19 PM

To: Fitzgerald, Shirley

Subject: RE: belle avenue district

Sounds good. Does this mean every owner will get a certified copy? That would make it 15 copies total. -Larry

----Original Message-----

From:

Fitzgerald, Shirley

Sent:

Friday, February 22, 2002 2:55 PM

To: Shure, Larry

Subject:

RE: belle avenue district

Larry:

I'm sending you five certified copies of the Belle Avenue Historic District Designation, Ordinance (No.03-02) through interoffice mail toady. Please distribute them as follows: 1 to those who nominated the subject property as a landmark, 1 to the owner of record of the subject property, 1 to the Building Division, 1 for your files, and 1 to be recorded with the Lake County Recorder of Deeds.

Shirley Fitzgerald **Deputy City Clerk** City of Highland Park (847) 926-1034

----Original Message----

From:

Shure, Larry

Sent:

Friday, February 22, 2002 10:32 AM

To:

Fitzgerald, Shirley

Subject:

belle avenue district

Shirley,

I thought I would check on the designating ordinance for the new historic district. I'd like to send out copies to the residents as soon as it's prepared. Let me know if you need any additional information. Thanks much.

-Larry

Please return to Lurry Shure Rept. of. Comm. Dev. City of Highland Park 1150 Half Day Rd. Highland Park, IL 60035

CITY OF HIGHLAND PARK) COUNTY OF LAKE) SS STATE OF ILLINOIS) 4912607

FILED FOR RECORD BY:

MARY ELLEN VANDERVENTER

LAKE COUNTY, IL RECORDER

04/26/2002 - 10:42:10 A.M.

RECEIPT #: 10317

DRAWER #: 29

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

I HEREBY CERTIFY that the attached is a true and correct copy of Ordinance No. 03-02, entitled "AN ORDINANCE DESIGNATING THE BELLE AVENUE HISTORIC DISTRICT", with Exhibit 1, passed and approved by the City Council of said City at a regular meeting of the City Council held on January 28, 2002, and still in full force and effect, all as appears from the records and files of my office.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Corporate Seal of said City of Highland Park, this 22nd day of February 2002.

City Clerk, by:

Deputy City Clerk

1

AN ORDINANCE DESIGNATING THE BELLE AVENUE HISTORIC DISTRICT

WHEREAS, the Historic Preservation Commission of the City, pursuant to Section 24.025 of "The Highland Park Code of 1968", as amended ("City Code"), did conduct a public hearing on November 29th, 2001, pursuant to proper notice; and

WHEREAS, following the hearing, the Historic Preservation Commission adopted Resolution No. 3-01, attached to this Ordinance as Exhibit 1 and, by this reference, made a part of this Ordinance, which resolution contains the report of the Commission as well as a recommendation to the City Council that the Belle Avenue Historic District ("Subject Properties") be designated a Highland Park Landmark District; and

WHEREAS, the City Council has determined that the designation of the Subject Properties will be consistent with the planning policies and objectives of the City, will promote the welfare of its residents, and is consistent with the landmark designation standards set forth in Chapter 24 of the City Code; and

WHEREAS, the City Council of the City believes it to be in the best interests of the residents of the City that the Subject Properties be designated a Landmark District;

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

SECTION ONE: Pursuant to Section 24.025 of the Code, the following described properties shall be and are collectively hereby designated as the Belle Avenue Landmark District:

16-23-207-072
16-23-207-071
16-23-207-046
16-23-207-047
16-23-207-070
16-23-207-044
16-23-207-045
16-23-207-069
16-23-207-068
16-23-207-043
16-23-207-061
16-23-207-060
16-23-207-067

Pursuant to the designation, the Subject Properties shall be subject to the applicable landmark provisions of Chapter 24 of the City Code.

SECTION TWO: Notice of the action of this City Council, as set forth in this Ordinance, including a copy of this Ordinance, shall be forwarded by the City Clerk with certified copies to those who nominated the Subject Properties as a Landmark District, to the owners of record of the Subject Properties, and to the Building Division of the City of Highland Park. Pursuant to subsection 24.025(K) of the City Code, the City Clerk shall also forward a certified copy of this Ordinance to the office of the Lake County Recorder for recordation against the Subject Properties.

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

AYES:

Mayor Pierce, Councilwoman Barnes, and Councilmen

Mandel, Koukos, and Kirsch

NAYS:

None

ABSENT:

Councilmen Brenner and Belsky

PASSED:

January 28, 2002

APPROVED:

January 28, 2002

ORDINANCE NO.

03-02

Daniel M. Pierce, Mayor

ATTEST:

Dave W. Fairman, City Clerk

CHI1 #155000 v1

RESOLUTION TO RECOMMEND TO CITY COUNCIL THAT BELLE AVENUE LOCAL HISTORIC DISTRICT BE DESIGNATED AS A HIGHLAND PARK LANDMARK

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

WHEREAS, the Highland Park Historic Preservation Commission held a hearing on November 29th, 2001, and has prepared a report summarizing the evidence at said hearing, a copy of which report is attached hereto and hereby made a part hereof as Exhibit A; and

WHEREAS, the Highland Park Historic Preservation Commission has determined that the Belle Avenue Historic District, the boundaries of which are indicated on the attached map, is eligible for designation as a Highland Park Landmark because some or all of the structures meet one or more of the following criteria: 1, 3, 4, 5, 6, 7 & 8 of the Commission's "Criteria for Determining Highland Park Landmarks;

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

That the proposed landmark, Belle Avenue Historic District, be recommended to the City Council of the City of Highland Park for designation as a Highland Park Landmark.

AYES:

Behn, Kahn, Fraerman, Seyfarth, Harrison, Ehrlich, Miller

NAYS:

None

ABSENT:

Natenshon, Baum

PRESENT:

None

PASSED:

November 29th, 2001

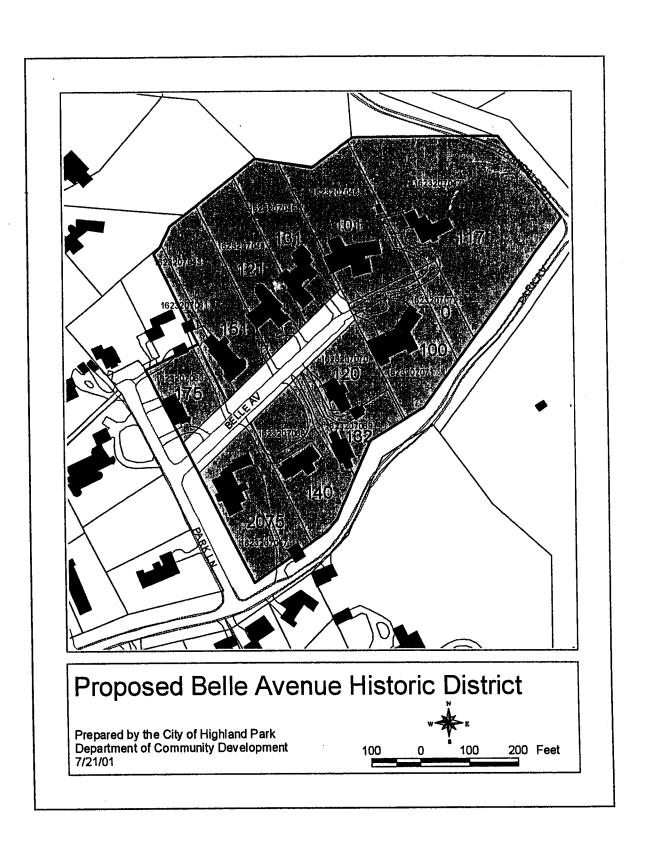
Michael Behn, Chair

RESOLUTION NO. 3-01

Exhibit/

4912607

4



CITY OF HIGHLAND PARK

ORDINANCE NO. O55-2018

AN ORDINANCE AMENDING CHAPTERS 24, 33, AND 170 OF "THE HIGHLAND PARK CODE OF 1968", AS AMENDED, CONCERNING HISTORIC PRESERVATION

WHEREAS, pursuant to Section 24.025 of "The Highland Park Code of 1968," as amended ("City Code"), the City may designate properties, structures, areas, objects, and landscapes as landmarks; and

WHEREAS, Section 24.025 of the City Code permits the landmarking of a property, structure, area, object, or landscape without the consent of the owner thereof, upon compliance with certain specified procedures; and

WHEREAS, in order to provide sufficient time for the City Council to study and review the involuntary landmarking procedures, on February 13, 2017, the City Council adopted Ordinance No. O14-2017, imposing a six-month temporary moratorium on the processing or review of any nomination for the landmarking of any property, structure, area, object, or landscape except upon the receipt of the written consent of the owner thereof ("Temporary Moratorium"); and

WHEREAS, on July 24, 2017, the City Council adopted Ordinance No. O73-2017, extending the Temporary Moratorium for an additional six months, until 12:01 a.m. on February 13, 2018; and

WHEREAS, on January 22, 2018, the City Council adopted Ordinance No. O07-2018, extending the Temporary Moratorium for an additional 91 days, until 12:01 a.m. on May 15, 2018; and

WHEREAS, the City Council has completed its study and review of the involuntary landmarking procedures of the City Code, and now desires to amend various provisions of Chapters 24, 33, and 170 of the City Code to: (i) prohibit the landmarking of a property or structure without the consent of the owner thereof; and (ii) update and clarify various other related provisions; and

WHEREAS, the City Council has determined that the amendment of the City Code, as set forth in this Ordinance, is in the best interests of the City and its residents;

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

SECTION ONE: RECITALS. The foregoing recitals are incorporated into, and made a part of, this Ordinance as findings of the City Council.

SECTION TWO: HISTORIC PRESERVATION - DEFINITIONS. Section 24.005, titled "Definitions," of Chapter 24, titled "Historic Preservation," of Title III, titled "Administration," of the City Code is hereby amended further to read as follows:

"Sec. 24.005. Definitions.

For purposes of this Chapter, and for purposes of Section 170.040 of the Building Code, the following words and phrases shall have the following meanings:

<u>Integrity: The degree of original design and historic material</u> remaining in place on a Property, Structure, Area, Object, or Landscape of Significance."

SECTION THREE: LANDMARK DESIGNATION PROCEDURES. Section 24.025, titled "Landmark Designation Procedures," of Chapter 24, titled "Historic Preservation," of Title III, titled "Administration," of the City Code is hereby amended further to read as follows:

"Sec. 24.025. Landmark Designation Procedures.

- (A) <u>Nomination</u>. A Property, Structure, Area, Object, or Landscape of Significance may be nominated for Landmark designation by presentation to the Chairman of the Commission of a written nomination on a form prepared by the Commission and signed by any one of the following:
 - (1) One or more Commissioners.
- (2) The Owner of the applicable Property, Structure, Area, Object, or Landscape of Significance.
 - (3) The City Council, by resolution duly adopted.
 - (4) The City Manager.
- (5) An organization or individual with an interest in preservation, restoration, rehabilitation, local history, archaeology, modes of cultural or artistic expression, and/or neighborhood conservation or revitalization.

All Nominations made by persons other than the Owner of the applicable Property, Structure, Area, Object, or Landscape of Significance must be accompanied by written consent of the Owner for the Landmark designation prior to consideration by the Commission.

All nominations must demonstrate that Property, Structure, Area, Object, or Landscape of Significance that is the subject of the nomination: (1) satisfies the Landmark criteria set forth in Section 24.015 of this Chapter; and (2) has sufficient integrity of location, design, materials, and workmanship to make it worthy of preservation or Rehabilitation.

(B) Preliminary Recommendation.

- (1) Within 30 days following receipt of a nomination for Landmark Designation, the Chairman of the Commission shall initiate the Landmark Designation Process by scheduling a meeting of the Commission. and by causing a written notice to be sent to the Owner of the Property that is the subject of consideration for Landmark designation, or to the Owner of the Property on which the Structure, Area, Object or Landscape of Significance that is the subject of consideration for preliminary Landmark designation is located. Such notice shall be sent by certified mail, return receipt requested not less than 15 or more than 30 days prior to the date of the meeting at which the Commission will first consider the Landmark designation, and shall specify the date, time, location, and purpose of such meeting.
- Paragraph (B)(1) of this Section, the The Commission may, by resolution duly adopted, make a preliminary Landmark designation recommendation if the Commission preliminarily determines that the nominated Property, Structure, Area, Object, or Landscape of Significance (a) meets two or more Landmark criteria set forth in Section 24.015 of this Chapter, and (b) has sufficient integrity of location, design, materials, and workmanship to make it worthy of preservation or Rehabilitation. If, prior to the adoption of the resolution, the Commission receives written notice from the Owner objecting to the proposed Landmark designation, the Commission shall not make a preliminary Landmark designation recommendation unless the Commission preliminary determines that (i) the nominated Property, Structure, Area, Object, or Landscape of Significance meets three or more of the Landmark criteria set forth in Section 24.015 of this Chapter and (ii) either or both of the Criterion No., 2 or Criterion No. 5 are among the three or more criteria determined to have been met.
- (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.
- (4) Within 30 days after the adoption of a resolution making a preliminary Landmark designation recommendation, the Commission shall send, by certified mail, return receipt requested, written notice of such recommendation to the Owner of the Regulated Structure. The Commission shall also notify all relevant City departments of its recommendation.
- (5) No building permit shall be issued (a) for any Regulated Activity involving a Regulated Structure for which the Commission has adopted a preliminary Landmark designation resolution or (b) for any new construction on the Property on which such Regulated Structure is located (unless the Commission determines that such new construction will not be inconsistent with the purposes and intent of this Chapter), from the date of the Commission meeting at which that resolution is adopted until either (i) final disposition by the Commission resulting in no recommendation to the City Council or (ii) final disposition by the City Council on the Commission recommendation, unless such Regulated Activity is earlier

authorized by formal resolution of the City Council as necessary for public health, welfare, or safety.

(C) 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. If the Director of Community Development declines or fails to submit the report within the time provided herein, the Commission may proceed with the designation process.

(D) Request for Owner Consent.

- (1)— Within 15 days after the adoption of a resolution making a preliminary landmark designation recommendation, the Commission shall, by certified mail, return receipt requested, deliver to the Owner of the Property under review or the Owner of the Property on which the proposed Regulated Structure is located a written statement of the reasons for, and effects of, the proposed designation and request that the Owner consent in writing to the proposed designation.
- (2) The Owner shall have the opportunity to respond in writing by consenting or objecting to the proposed Landmark designation within 45 days after the date on which the statement is delivered. However, the Owner may, within the 45 day response period, make a written request for an extension of time, not to exceed 120 days, to submit a response.
- (3) If the Owner consents to designation, the Commission shall notify the Owner of the Commission's determination with respect to the proposed designation within 45 days after receipt of the Owner's consent and shall forward its recommendation to the City Council, unless the Commission decides not to make a recommendation on the proposed Landmark.
- (4) If the Owner declines or fails to give written consent to the proposed designation within the time specified in this Section, the Commission shall schedule and hold a public hearing on the proposed designation in the manner set forth in Subsections (E) and (F) of this Section, and proceed with the designation process.
- (E) Notice of Public Hearing. Prior to conducting the public hearing required by Subsection (D)(4) of this Section, the Commission shall give written notice of the date, time, and place of the hearing to the Owner of the Property under review or to the Owner of the Property on which the proposed Regulated Structure is located. The Commission shall also cause to be posted, for a period of not less

than 15 days immediately preceding the hearing, a notice stating the time, date, place, and matter to be considered at the hearing. The notice shall be prominently displayed on the Property or on the proposed Regulated Structure, or on the public ways abutting the Property. In addition, not less than 15 days prior to the hearing, the Commission shall cause a legal notice to be published in a newspaper of general circulation in the City of Highland Park setting forth the nature of the hearing, the property involved, and the date, time, and place of the scheduled public hearing.

(F) Public Hearing on Designation. The Commission shall provide a reasonable opportunity for all interested persons to present testimony or evidence at the public hearing under such rules as the Commission may adopt governing the proceedings of such hearings. At the hearing each speaker shall state his name, address, and the interest(s) that he represents. The hearing may be continued to a date certain, and a record shall be kept of all proceedings.

(G)(D) Commission Recommendation.

- (1) Within 30 90 days after the conclusion of the public hearing required by Subsection (D)(4) of this Section date on which the Commission adopted its resolution making a preliminary landmark designation pursuant to Section 24.025(B) of this Chapter, the Commission shall determine whether to recommend the proposed Landmark designation to the City Council.
- (2) If the Commission makes a determination to recommend a Landmark designation to the City Council, it shall set forth its written recommendation, including findings of fact relating to the criteria for designation that constitute the basis for its decision, and shall transmit its recommendation to the City Council, to the Owner, and to the parties appearing at the public hearing.
- (3) If the Owner continues to oppose, or fails to give written consent to Landmark designation, the Historic Preservation Commission may not recommend approval of the Landmark designation (a) without the affirmative vote of at least five members of the Historic Preservation Commission, and (b) unless the Historic Preservation Commission makes a determination that (i) the proposed Landmark designation meets three or more of the Landmark criteria set forth in Section 24.015 of this Chapter and (ii) either or both of Criterion No. 2 or Criterion No. 5 are among the three or more criteria determined to have been met.
- (4)(3) The Commission shall also transmit to the City Council the official record of its proceedings concerning the recommended designation. If an extension of time has been granted, the time allowed for submission under this section shall be extended by the same number of days.
- (5)(4) If the Commission determines not to make a recommendation for Landmark designation, or if the Commission does not, or cannot, make a recommendation for Landmark designation within the 30 day 90-day time period, as the same may be extended, such action or inaction shall be deemed to be the final disposition by the Commission, and the Landmark designation process shall be complete, and the Property, Structure, Area, Object or Landscape of Significance that had been the subject of the process shall, as of the last day of the 30 day 90-day period, no longer be a Regulated Structure.

(H)(E) Failure to Act by Commission. If the Commission does not, or cannot, act to either recommend or not recommend a Landmark designation to the City Council within 180 days after the date on which the Commission adopted its resolution making a preliminary Landmark designation pursuant to Section 24.025(B) of this Chapter (unless an extension of time has been granted, in which case this time period shall be extended by the same number of days), such inaction shall be deemed to be the final disposition by the Commission, and the Landmark designation process shall be complete, and the Property, Structure, Area, Object, or Landscape of Significance that had been the subject of the process shall, as of the last day of the 180-day period, no longer be a Regulated Structure.

(I)(F) City Council Consideration of Designation.

- (1) <u>Review of Findings</u>. The City Council shall give due consideration to the findings, recommendations, and official record of the Commission in making its determination with respect to the proposed Landmark designation of any Regulated Structure.
- (2) Approval of Recommendation. The City Council may, by ordinance duly adopted, designate as a Landmark any Regulated Structure recommended for Landmark designation by the Commission, provided that the City Council finds and determines, based on the findings, recommendations, and official record of the Commission, that the Regulated Structure both (1) has sufficient integrity of location, design, materials, and workmanship to make it worthy of preservation or Rehabilitation, and (2) meets two or more of the Landmark criteria set forth in Section 24.015 of this Chapter; provided, however, that if the Owner continues to oppose, or fails to give written consent to, the Landmark designation; then the City Council may not designate the Regulated Structure as a Landmark without a determination by the City Council that (i) the Regulated Structure meets three or more of the Landmark criteria set forth in Section 24.015 of this Chapter and (ii) either or both of Criterion No. 2 or Criterion No. 5 are among the three or more criteria determined to have been met. The adoption of the Ordinance shall be deemed to be the final disposition on the Landmark designation by the City Council.
- (3) Rejection of Recommendation. The City Council may, by resolution duly adopted, reject the recommendation of the Commission and determine that a Regulated Structure does not meet the criteria for Landmark designation. The adoption of the resolution shall be deemed to be the final disposition on the proposed Landmark designation by the City Council, and the Property, Structure, Area, Object, or Landscape of Significance that had been the subject of the process shall, as of the date of adoption of such resolution, no longer be a Regulated Structure.
- (4) Failure to Act by City Council. In the event that the City Council does not, for any reason, within 90 days of the date of its receipt of the Commission recommendation, either (a) adopt an ordinance designating a Regulated Structure recommended by the Commission as a Landmark or (b) adopt a resolution rejecting the Commission recommendation, the City Council shall be deemed to have rejected the Commission's recommendation. Such inaction shall be deemed to be the final disposition on the proposed Landmark designation by the City Council, and the Property, Structure, Area, Object, or Landscape of Significance that had

been the subject of the process shall, as of the last day of the 90 day time period, no longer be a Regulated Structure.

(f)(G) Successive Applications. No proposed Landmark designation that fails to be approved pursuant to the provisions of this Section, and no proposed Landmark designation that is substantially the same as any such failed Landmark designation (collectively, "Failed Landmark"), shall be resubmitted or considered for a period of two years from the date of the final disposition of the Failed Landmark under the terms of this Section; provided, however, that a new Landmark designation nomination for the Failed Landmark may be submitted and considered at any time in the future so long as the Owner(s) of the Failed Landmark nominate the Failed Landmark for designation.

(K)(H) Removal of Landmark Designation.

- (1) <u>Automatic Removal of Landmark Designation</u>. The Landmark designation of a Property, Structure, Area, Object, or Landscape of Significance that has been demolished in accordance and compliance with all applicable City ordinances shall be deemed to have been automatically removed as of the date of demolition.
- (2) <u>Condition Precedent for City Council Removal of Landmark Designation</u>. Under no circumstances shall the City Council remove the Landmark designation for any Property, Structure, Area, Object, or Landscape of Significance unless it finds that the reasons for which the Landmark designation was once appropriate are no longer present. Nothing herein shall be deemed or interpreted as requiring the City Council to remove the Landmark designation upon such a finding.

(3) Application for Removal of Landmark Designation.

- (a) <u>Application</u>. The Owner of a Property, Structure, Area, Object, or Landscape of Significance that has been previously designated as a Landmark may file an application with the Chairman of the Historic Preservation Commission to remove the Landmark designation from the Property, Structure, Area, Object, or Landscape of Significance.
- (b) <u>Procedure</u>. An application to remove the Landmark designation from a Property, Structure, Area, Object, or Landscape of Significance filed in accordance with this Section shall be processed and heard in the manner provided in Sections 24.025(E) through 24.025(J) of this Chapter.
- (c) Ordinance Required. Except as provided for automatic removal of Landmark designation in Section 24.025(K)(1) of this Code, removal of a Landmark designation shall be effective only upon approval of the City Council, by ordinance duly adopted."

<u>SECTION FOUR. HISTORIC PRESERVATION COMMISSION - JURISDICTION AND PURPOSE</u>. Section 33.1706, titled "Jurisdiction and Purpose," of Chapter 33, titled "Boards and Commissions," of Title III, titled "Administration," of the City Code is hereby amended further to read as follows:

"Sec. 33.1706. Jurisdiction and purpose.

- (A) The Historic Preservation Commission is created for the purpose of:
- (1) Identifying such property, structures, or areas within the City of Highland Park that are historically significant in that they exemplify and/or reflect the cultural, social, economic, political, or architectural history of the Nation, State or the City;
- (2) Advising the City Council on the designations of such property, structures, or areas as either Landmarks or Historic Districts,
- (3) Protecting the distinctive visual characteristics of the Landmarks or Historic Districts by reviewing, giving advice, and recommending changes to their exterior architectural appearance; and
- (4) Performing such other functions as may be useful or necessary to safeguard and enhance the community heritage as embodied in properties, structures, and areas.
- (B) The Historic Preservation Commission shall have the following powers and duties:
 - (1) To adopt its own procedural regulations;
- (2) To conduct from time to time surveys to identify Highland Park's historically, culturally, aesthetically, archaeologically, and architecturally significant regulated structures;
- (3) To investigate, hold public hearings and recommend to the City Council the adoption of ordinances designating certain Highland Park regulated structures having special historic, community, visual, aesthetic, cultural, archaeological, or architectural value as Landmarks or Historic Districts;
- (4) To keep a register of all regulated structures which have been designated under Chapter 24, including all information required for each designation;
- (5) To determine an appropriate system of markers and make recommendations for the design and implementation of specific markings of the streets and routes leading from and to Landmarks, Historic Districts, and contributing regulated structures within Historic Districts;
- (6) To advise and assist owners of Landmarks and regulated structures within Historic Districts on physical and financial aspects of preservation, renovation, rehabilitation and reuse, and on procedures for inclusion on the National Register of Historic Places;
- (7) To nominate Landmarks and Historic Districts to the National Register of Historic Places;

- (8) To inform and educate the citizens of Highland Park concerning the historical, visual, aesthetic, cultural, archaeological, and architectural heritage of the City by publishing appropriate maps, newsletters, brochures and pamphlets, and by holding programs and seminars;
- (9) To hold public hearings and to review building permit applications for regulated activities involving (1) Landmarks, (2) contributing regulated structures within Historic Districts, and (3) new construction within Historic Districts, and to issue or deny certificates of appropriateness for such actions pursuant to the applicable provisions set forth in this Article or Chapter 24. Applicants may be required to submit plans, drawings, elevations, specifications and other information as may be necessary to make decisions;
- (10) To consider applications for certificates of economic hardship that would allow the performance of work for which a certificate of appropriateness has been denied;
- (11) To develop specific design criteria for regulated activity involving Landmarks and contributing regulated structures within Historic Districts, and for new construction within Historic Districts;
- (12) To review proposed zoning amendments, applications for special uses and applications for zoning variances that affect Landmarks, Historic Districts and/or contributing regulated structures within Historic Districts;
- (13) To administer on behalf of the City of Highland Park any property, or full or partial interest in real property, including a conservation right which the City may have or accept as a gift or otherwise, upon request or authorization by the City Council or Park Board;
- (14) To accept and administer on behalf of the City of Highland Park or the Park District of Highland Park such gifts, grants or money as may be designated by the grantor or donor for the purposes of Chapter 24. Such money may be expended for publishing maps and brochures, for hiring staff persons or consultants, or for performing other appropriate functions for the purpose of carrying out the duties and powers of the Historic Preservation Commission and the purposes of this Article or Chapter 24;
- (15) To call upon available Park District and City staff members as well as other experts for technical advice;
- (16) To retain such specialists or consultants, or to appoint such Citizen Advisory Committees, as may be required from time to time, and as may be provided for in the budget of the Historic Preservation Commission;
- (17) To testify before all Boards and Commissions, including the Plan <u>and Design</u> Commission, the Design Review Commission, and the Lake Front <u>Natural Resources</u> Commission, on any matter affecting Landmarks, Historic Districts, and/or historically, visually, culturally, aesthetically, archaeologically, and/or architecturally significant regulated structures;

- (18) To confer recognition upon the owners of Landmarks or regulated structures within Historic Districts by means of certificates, plaques, or markers;
- (19) To develop a preservation component in the Comprehensive Master Plan of the City of Highland Park, and to recommend it to the Plan Commission and the City Council;
- (20) To periodically review the Highland Park Zoning Code and to recommend to the Plan Commission and the City Council amendments appropriate for the protection and/or continued use of Landmarks and contributing regulated structures within Historic Districts; and
- (21) To undertake any other action or activity necessary or appropriate to the implementation of its powers and duties, or to the implementation of the purposes of this Article or Chapter 24.: and
- (22) To inform and educate property owners, the housing market and the general public of the historic and architectural significance of properties in the City, and of opportunities to preserve historically and architecturally significant properties, through sale, relocation, rehabilitation, restoration, and other alternatives prior to demolition; to facilitate documentation of significant properties prior to their loss by demolition; and to raise general public awareness and appreciation for historic resources within the City."

SECTION FIVE: DEMOLITION OF DWELLINGS. Section 170.040, titled "Demolition of Dwellings," of Chapter 170, titled "Building Code," of Title XVII, titled "Building Regulations," of the City Code is hereby amended further to read as follows:

"Sec. 170.040. Demolition of Dwellings.

- (A) Applicability and Purpose. It shall be unlawful to cause the Demolition of, and no permit for Demolition may be issued by the City for, any residential building located in the R1, R2, R3, R4, R5, R5A, R6, R7, RM1, and RM2 Residential Districts under Chapter 150 of this Code (collectively, "a Covered Residential Districts") without first complying with the requirements of this Section. The purpose of this Section is to inform and educate property owners, the housing market and the general public of the historic and architectural significance of properties in the City, and of opportunities to preserve historically and architecturally significant properties, through sale, relocation, rehabilitation, restoration, and other alternatives prior to demolition; to facilitate documentation of significant properties prior to their loss by demolition; and to raise general public awareness and appreciation for historic resources within the City.
- (B) <u>Definitions</u>. For purposes of this Section 170.040, capitalized words and phrases shall be defined as set forth in this Section or in Section 24.005 of

Chapter 24 of this Code ("Historic Preservation Regulations"), except that for the purposes of this Section 170.040;

Commission: The Historic Preservation Commission of the City.

Covered Residential District: The R1, R2, R3, R4, R5, R5A, R6, R7, RM1, and RM2 Residential Zoning Districts, as set forth in Chapter 150 of this Code.

"demolition" <u>Demolition</u>: means any act or process within the control of the Owner of a structure that results in the removal or destruction of 50 percent or more of the structure as it existed prior to the commencement of such act or process.

Demolition Delay Period: The 180-day or 365-day period imposed pursuant to Section 170.040(E) of this Code.

A "Significant Demolition Application:" shall be any Any complete application for a permit for a Demolition within a Covered Residential District.

- (C) <u>Historic Preservation Commission</u>. All Significant Demolition Applications shall be submitted to the Commission within ten days after the date on which the completed permit application has been submitted to the City ("Application Completion Date"); provided, however, that the City shall not be required to submit a Significant Demolition Application to the Commission, and no Commission review conducted pursuant to this Section shall be required, if:
- (1) the Significant Demolition Application is for demolition of a Structure that has been identified in the City of Highland Park Comprehensive Architectural Survey as "non-contributing," and
- (2) the Historic Preservation Commission Chairman approves, in advance and in writing, the Significant Demolition Application .
- (D) Application Completion Requirements; Utilities Disconnection. No Significant Demolition Application shall be deemed complete unless and until the Application meets the requirements of the Building Code including, without limitation, the payment of all applicable fees and the submission of any site management plans and other required submittals. A Significant Demolition Application may shall be deemed complete by the code official prior to receipt by the City of disconnection notices from providers of utilities to the structure or building; provided, however, that no permit to demolish or remove a Structure shall be issued until receipt by the City of all required disconnection notices from providers of utilities to the structure or building.
 - (E) Historic Preservation Commission Review.

(1) Within 60 days after the Application Completion Date, the Historic Preservation Commission shall hold a meeting to determine whether the Structure that is the subject of the Application satisfies one or more, or none, of the Landmark designation criteria set forth in Section 24.015 of the Historic Preservation Regulations ("Landmark Standards").

(2) <u>Determination of Significance and Demolition Delay</u> Period.

365-Day Review Period. If the Historic Preservation (a) Commission determines that the Structure that is the subject of the Significant Demolition Application satisfies three four or more of the Landmark Standards, and has sufficient integrity of location, design, materials, and workmanship to make it worthy of preservation or Rehabilitation, then the Commission shall impose a 365-day Demolition Delay Period on such Structure., subject to a City Council determination on appeal the determination as provided in this Paragraph 2, the Commission shall have a 365 day review period, commencing on the Application Completion Date, within which to receive applications for Landmark nominations for the Structure. Nomination applications shall be filed pursuant to the procedures contained in the Historic Preservation Regulations. In the event that the Commission makes the determination set forth in this Paragraph 2, then the The Applicant shall have the right to appeal the determination to the eity City Council by filing an appeal in writing with the Office of the City Manager within 15 days after the date on which the Commission makes the determination. On appeal, the City Council review shall be limited to a determination on whether the Commission properly applied the standard for imposing a 365-Day review period set forth in this Paragraph 2 365-day Demolition Delay Period. The City Council may determine that (1) the 365-Day review period 365-day Demolition Delay Period is appropriate, or (2) a 180-Day review period 180-day Demolition Delay Period is appropriate.

(3)(b) 180-Day Review Period. If the Historic Preservation Commission determines that the Structure that is the subject of the Significant Demolition Application satisfies one or two or three of the Landmark Standards, and has sufficient integrity of location, design, materials, and workmanship to make it worthy of preservation or Rehabilitation, then the Commission shall have a 180-day review period, commencing on the Application Completion Date, within which to receive applications for Landmark nominations for the Structure. Nomination applications shall be filed pursuant to the procedures contained in the Historic Preservation Regulations impose a 180-day Demolition Delay Period on such Structure.

(4)(c) No Review Period. If the Historic Preservation Commission determines that the Structure that is the subject of the Significant Demolition Application does not satisfy any satisfies one or none of the Landmark Standards, or does not have sufficient integrity of location, design, materials, or workmanship to make it worthy of preservation or Rehabilitation, then the City shall proceed immediately to process the Application pursuant to all other applicable provisions of this Code.

- (d) The Demolition Delay Period will begin on the date that the Significant Demolition Application is deemed complete pursuant to Section 170.040(D) of this Code.
- (e) No Structure may be demolished, and no demolition permit may be issued for a Structure, during any Demolition Delay Period imposed by the Commission on such Structure.
- Period. The City shall undertake historic documentation of the Structure subject to the Demolition Delay Period, including photographs and collection of records. The City shall utilize standard communication channels, including all practicable, best-practice, and commonly used methods, to provide information to the public concerning the proposed demolition and the historic nature of the Structure. The Commission must hold a public meeting to inform the applicant of the historical significance of the Structure, and work with the owners of the Structure to discuss alternatives to Demolition.
- (5)(4) Termination of Demolition Delay Period. Notwithstanding Paragraphs 2 and 3 of this Subsection Sections 170.040(E)(2) and 170.040(E)(3) of this Code, the Demolition Delay Period may be terminated early, as follows:
- (a) the <u>The</u> Commission shall terminate its review period the <u>Demolition Delay Period</u> at any time in the event it determines that the Structure that is the subject of the Significant Demolition Application does not satisfy any of the Landmark Standards.
- (6) Termination After Unsuccessful Sales Efforts. Notwithstanding Paragraphs 2 and 3 of this Subsection:
- (a)(b) The Commission may terminate its review period the Demolition Delay Period at any time in the event that it determines, based upon a showing evidence submitted by the Applicant, that a bona fide, reasonable, and unsuccessful effort has been made to sell the Structure for which a Demolition permit has been sought, in a manner consistent with the requirements set forth in Section 170.040(E)(3) of this Code, and/or that further time will not reasonably be expected to result in a sale or otherwise to result in the avoidance of the necessity to demolish the Structure; and
- (b)(c) The City Council may terminate the review period <u>Demolition Delay Period</u> at any time, if the Structure for which a Demolition permit has been sought was subject to a previous review period under this Section 170.040 at any time during the preceding three years, but only if the City Council determines, based upon a showing <u>evidence submitted</u> by the Applicant, that a bona fide, reasonable, and unsuccessful effort has been made to sell the Structure for which a Demolition permit has been sought, and/or that further time will not

reasonably be expected to result in a sale or otherwise to result in the avoidance of the necessity to demolish the Structure.

- (7)(d) Notwithstanding Paragraphs 2 and 3 of this Subsection, the The Commission may terminate its-review period the Demolition Delay Period at any time in the event that the Applicant agrees to subject the proposed Demolition to the Commission consultations and standards that govern the issuance of a Certificate of Appropriateness as set forth in Section 24.030 of this Chapter Code. The Commission's decision pursuant to this Paragraph Section 170.040(E)(4)(d) shall be subject to such terms and conditions as the Commission shall deem reasonable and appropriate. If the Commission determines that the standards and criteria for a Certificate of Appropriateness, and such other terms and conditions as the Commission may impose, regarding any inadvertent Demolition of a Structure or Regulated Structure, have been satisfied, the penalties for unauthorized Demolition under Subsection (H) of this Section Section 170.040(I) of this Code may be reduced or waived in their entirety by the Commission.
- (8) Once a Significant Demolition Application has been filed, no other building permits shall be issued for any new or other construction on the Property on which the proposed Demolition will take place, unless the Commission determines that such permit and such new or other construction will not be inconsistent with the purposes and intent of this Chapter, or until the Significant Demolition Application has been authorized under Subsection (F) of this Section.
- (F) Permits for Significant Demolitions. Except as provided in Subsection (G) of this Section with regard to public safety emergency permits, a Significant Demolition Application shall not be issued until (i) the latter of (a) the expiration of the period of time for receipt of a Landmark nomination application by the Historic Preservation Commission as set forth in Subsection (E)(2) or (3) (whichever is applicable) of this Section, or (b) the final disposition of a nomination of the Structure pursuant to the Historic Preservation Regulations; or (ii) the Commission, pursuant to Paragraph (E)(4) of this Section, determines that the Structure does not satisfy any of the Landmark Standards, or as otherwise provided under Paragraphs (E)(5), (E)(6), or (E)(7) of this Section.
- (G)(F) Emergency Permit: A Demolition permit may be issued by the Building Code Official upon the code official's determination that Demolition of the Structure is necessary to eliminate or prevent a threat to public safety. If the Building Code Official makes that determination on a Significant Demolition Application, the Application shall not be submitted to the Historic Preservation Commission as otherwise required by this Section and the provisions of Subsections (C) and (E) all other provisions of this Section shall not apply.
- (G) Other Building Permits During Review of Significant Demolition Application. Once a Significant Demolition Application has been filed with the City, building permits may be applied for, but no other building permits shall be issued for any new or other construction on the Property on

which the proposed demolition will take place, unless the Commission determines that such permit and such new or other construction will not be inconsistent with the purposes and intent of this Section 170.040, or until the permit related to a Significant Demolition Application has been authorized in accordance with this Section.

(H) Expiration of Right to Demolish. If the Structure that is the subject of a Significant Demolition Application is not demolished within 365 days after the expiration or termination of any Demolition Delay Period imposed pursuant to this Section 170.040, as may be extended in accordance with the provisions of Chapter 170 of this Code, or, if no Demolition Delay Period was imposed, within two years after the date that the Significant Demolition Application was deemed complete pursuant to Section 170.040(D) of this Code, then such Structure may not be demolished, and no permit for the demolition of such Structure may be issued, prior to the submission and review of a new Significant Demolition Application pursuant to this Section 170.040.

(H)(I) <u>Penalties</u>. Any Person that violates any provision of this Section shall be subject to the following fines, in addition to any other applicable penalties, fines, and punishments as provided in this Code or by law.

(1)(1) Affordable Housing Demolition Tax."

SECTION SIX: TERMINATION OF TEMPORARY MORATORIUM. The City Council hereby terminates the Temporary Moratorium imposed pursuant to Ordinance No. O14-2017, as extended pursuant to Ordinance Nos. O73-2017 and O07-2018.

<u>SECTION SEVEN</u>: <u>PUBLICATION</u>. The City Clerk is hereby directed to publish this Ordinance in pamphlet form pursuant to the Statutes of the State of Illinois.

<u>SECTION EIGHT</u>: <u>EFFECTIVE DATE</u>. This Ordinance will be in full force and effect from and after its passage and approval in the manner provided by law.

[SIGNATURE PAGE FOLLOWS]

AYES:

Mayor Nancy Rotering, Councilmen Stolberg, Knobel, Holleman

NAYS:

Councilmen Stone, Kaufman, Blumberg

PASSED:

May 14, 2018

ADOPTED:

May 14, 2018

PUBLISHED IN PAMPHLET FORM: May 15, 2018

ORDINANCE NO. O55-2018

Vancy R. Rotering, Mayor

ATTEST:

Ghida S. Neukirch, City Clerk