

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33

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

6 **MEETING DATE:** Thursday, January 14, 2016

8 **MEETING LOCATION:** Pre-Session Conference Room, City Hall, 1707 St. Johns Avenue, Highland Park, IL

10 **CALL TO ORDER**

11 At 7:30 p.m., Chairwoman Thomas called the meeting to order & asked Staff to call the roll.

13 **ROLL CALL**

14 Commissioners Present: Chairwoman Thomas, Commissioners Reinstein, Temkin, Becker, Fradin, Illes,
15 Salamasick

17 Park District Liaison Present: Mike Evans

19 Library Liaison Absent: Julia Johnas

21 Councilman Present: Blumberg

23 Student Council Absent: Burroughs

25 Staff declared that a quorum was present.

27 Staff Present: Cross, Jahan

29 Also Present: Cerabona

31 Interim Senior Planner Cross welcomed and introduced two new Commissioners, Kathleen Illes and Meghann
32 Salamasick who each provided a brief background.

34 **APPROVAL OF MINUTES**

- 36 1. Commissioner Fradin moved to approve the December 10, 2015, regular meeting minutes. Commissioner
37 Temkin seconded the motion.

39 On a roll call vote

40 Voting Yea: Chairwoman Thomas, Commissioners Reinstein, Temkin, Becker, Fradin, Illes,
41 Salamasick

42 Voting Nay: None

44 Chairwoman Thomas declared that the motion passed unanimously.

46 **SCHEDULED BUSINESS**

- 48 1. Determination of Significance
49 a. 804 Moseley Avenue

51 Interim Senior Planner Cross reviewed the plan:

- 52 • interior/technical demolition; 50% of interior will be modified
53 • built in 1956; addition in 1991
54 • not locally landmarked
55

- 1 • architect is Jules Marling
- 2 • single-level designs
- 3 • standards were referenced

4
5 Commissioner Reinstein moved that the house does not meet any of the landmark criteria. Commissioner Fradin
6 seconded the motion.

7
8 On a roll call vote
9 Voting Yea: Chairwoman Thomas, Commissioners Reinstein, Temkin, Becker, Fradin, Illes,
10 Salamasick
11 Voting Nay: None

12
13 Chairwoman Thomas declared that the motion passed unanimously.

14
15 b. 436 Hazel Avenue

16
17 Interim Senior Planner Cross reviewed the proposal:

- 18 • built in 1946
- 19 • architect is unknown
- 20 • house has had additions and alterations
- 21 • in National Register Historic District; this house is not included

22
23 Some HPC comments are:

- 24 • The demolition is for whom? Interim Senior Planner Cross deferred to the Petitioner

25
26 Applicant is Peter Sperling who stated he intends to purchase the home as a short sale.

27
28 Commissioner Fradin moved that the house does not meet any of the landmark criteria. Commissioner Reinstein
29 seconded the motion.

30
31 On a roll call vote
32 Voting Yea: Chairwoman Thomas, Commissioners Reinstein, Temkin, Becker, Fradin, Illes,
33 Salamasick
34 Voting Nay: None

35
36 Chairwoman Thomas declared that the motion passed unanimously.

37
38 c. 1463 Arbor Avenue

39
40 Interim Senior Planner Cross reviewed the plan:

- 41 • part of the Sherwood Oaks subdivision
- 42 • architect is Whaley & Gould
- 43 • house is aging
- 44 • 1,073 sq. ft.
- 45 • sold for \$18,000

46
47 Commissioner Reinstein moved that the house does not meet any of the landmark criteria. Commissioner Becker
48 seconded the motion.

49
50 On a roll call vote
51 Voting Yea: Chairwoman Thomas, Commissioners Reinstein, Temkin, Becker, Fradin, Illes,
52 Salamasick
53 Voting Nay: None

54
55 Chairwoman Thomas declared that the motion passed unanimously.

1 d. 2944 Greenwood

2
3 Planner Jahan reviewed the proposal:

- 4 • built in 1938; addition in 1942
- 5 • architect is unknown
- 6 • cottage style

7
8 Commissioner Fradin moved that the house does not meet any of the landmark criteria. Commissioner Reinstein
9 seconded the motion.

10
11 On a roll call vote

12 Voting Yea: Chairwoman Thomas, Commissioners Reinstein, Temkin, Becker, Fradin, Illes,
13 Salamasick

14 Voting Nay: None

15
16 Chairwoman Thomas declared that the motion passed unanimously.

17
18 e. 1127 Ridgewood Drive

19
20 Planner Jahan reviewed the plan:

- 21 • in South Central Planning District
- 22 • oversized lot
- 23 • built in 1952; in 1956-1970, revisions were made
- 24 • low structure; late Prairie style
- 25 • architect is Walter Kroeber

26
27 Some HPC comments are:

- 28 • Commissioner Temkin advised Ed Humrich (who bought 40 houses in Riverwoods; also purchased in
29 Highland Park) is the designer. She noted a house designed in the same era across the street was
30 landmarked.
- 31 • Why does it say Walter Kroeber? Interim Senior Planner Cross advised it is noted on the permit. Old
32 permit forms were described.
- 33 • Unique home; Prairie influence; clear-story windows, deeper overhangs, stone court

34
35 Applicant is Kevin Wallace, Hedgehog LLC, who stated he works for the owner.

36
37 More HPC comments:

- 38 • Has demolition started? Petitioner advised – a permit was issued. He shared there is a mold issue;
39 remediation was not successful. The house has a new roof. There is nothing in the home – just studs. It
40 is now too costly to restore. Owner owns the homes next door. The intention is to remove the home and
41 have a parkland; empty lot.
- 42 • How long has it been vacant? Petitioner advised – since 2014
- 43 • More information on Ed Humrich could be obtained

44
45 Councilman Blumberg stated it should be learned who designed the home. Commissioner Temkin shared that
46 the surveys are frequently incorrect. Commissioner Becker advised other homes Mr. Humrich built may have a
47 resemblance.

1 Commissioner Fradin moved to continue this matter to the February 11th HPC meeting and directs Staff to conduct
2 further research on Ed Humrich and Walter Kroeber and their relationship as well as obtain who is the architect of
3 record. Commissioner Reinstein seconded the motion.

4
5 On a roll call vote

6 Voting Yea: Chairwoman Thomas, Commissioners Reinstein, Temkin, Becker, Fradin, Illes,
7 Salamasick

8 Voting Nay: None
9

10 Chairwoman Thomas declared that the motion passed unanimously.

11 **DISCUSSION ITEMS**

- 12 • Staffing Changes

13
14 Interim Senior Planner Cross advised there have been changes in the Planning Department. He stated as he
15 moves to a Senior Planner role for the Plan/DRC, Ms. Nusrat Jahan, who gave a brief background, will fill the
16 role of Planner Liaison with the HPC. The change is anticipated for the Spring.
17
18
19

20 **BUSINESS FROM THE PUBLIC**

21
22 Mr. Kyle Verbeke with the North Shore Line Preservation Association gave a history of the building at 1495 Old
23 Deerfield Road (Briargate Station). He advised this building/railroad station is on the market for \$995,000; it is
24 owned by Bishop Heating. This area is in a commercial development area. The goal is to preserve the building;
25 the last of the 20th Century Spanish architecture. Mr. Verbeke and members of the association are seeking
26 assistance from the HPC. He stated this group wishes to establish a non-profit status and attain the building.
27

28 Commissioners of the HPC applauded Mr. Verbeke and association members for this group's efforts.
29 Commissioner Temkin stated the building is in good condition. Mr. Verbeke offered more information on other
30 stations, owners, etc. Commissioner Reinstein inquired about the process; Interim Senior Planner Cross
31 explained same. Councilman Blumberg reminded it is used for commercial purposes and in a Commercial
32 District.
33

34 Commissioner Temkin clarified that the building could still be landmarked. She advised someone would have to
35 nominate the building to be landmarked. Mr. Verbeke stated he will inquire if a Highland Park resident is in the
36 association. Interim Senior Planner Cross offered further information on who can nominate.
37

38 Other members of the North Shore Preservation Association (namely Donald Bosan-Bruno, Michael Brandt,
39 David Dewuf, Joseph Hoffman, Brian Verbeke, and Brad Cornelius) introduced themselves and shared
40 comments about this building.
41

42 Discussion took place about approaching the owner (for landmarking). It was suggested to contact the realtor
43 (for preservation reasons) as well. It was asked if there is any reason the owner wouldn't want to landmark the
44 building. Commissioners responded in the affirmative stating it is more difficult to sell.
45

46 A partnership with another group was suggested. A reference was made as to the moving and renovation of a
47 nearby station (at Skokie Swift). Interim Senior Planner Cross suggested the moving of the structure be
48 researched. Councilman Blumberg stated if moving the structure is intended, the Applicant would have to come
49 before the HPC. Commissioner Temkin advised that Highland Park has a local landmark ordinance.
50
51
52
53
54

1 **OTHER BUSINESS**

- 2
- 3 1. Councilman Blumberg discussed the Frank Lloyd Wright house on Lake Avenue (that was sold). He advised
4 once a Petitioner withdraws an application, the new owner can apply anew. (A permit is granted at the end of
5 the demolition delay). It was stated the house is not locally landmarked. It was suggested to approach the owner
6 and ask if he/she wishes to landmark the house after it's restored.
7
- 8 2. Commissioner Temkin advised she and Ex-Officio Member Susan Benjamin went to the District 113 meeting.
9 She stated the format of the meeting does now allow for responses to questions. Councilman Blumberg stated
10 these questions may be considered though no responses are given to public comment at that time.
11 Commissioner Temkin suggested the HPC could potentially educate that Board.
12
- 13 3. Next meeting is scheduled for February 11, 2016.
14

15 **ADJOURNMENT**

16
17 Commissioner Reinstein moved to adjourn the meeting at 8:44 p.m. Commissioner Temkin seconded the motion.
18

19 On a roll call vote

20 Voting Yea: Chairwoman Thomas, Commissioners Reinstein, Temkin, Becker, Fradin, Illes,
21 Salamasick

22 Voting Nay: None
23

24 Chairwoman Thomas declared that the motion passed unanimously.
25

26
27 Respectfully Submitted,
28

29
30
31 Gale Cerabona
32 Minute Taker
33

34
35 MINUTES OF DECEMBER 10, 2015, WERE APPROVED WITHOUT CORRECTIONS