

PUBLIC NOTICE

In accordance with the statutes of the State of Illinois and the ordinances of the City of Highland Park, a *Regular Meeting* of the **Historic Preservation Commission** of the City of Highland Park is scheduled to be held at the hour of 7:30 p.m., Thursday, February 10, 2011, at Highland Park City Hall, 1707 St. Johns Avenue, Highland Park, Illinois, during which meeting there will be a discussion of the following:

City of Highland Park
Historic Preservation Commission
Thursday, February 10, 2011
1707 St. Johns Avenue, City Hall
7:30 p.m.

REGULAR MEETING AGENDA

I. Call to Order

II. Roll Call

III. Scheduled Business

A. Review and Approval of Minutes

1. Regular meeting of January 13, 2011

B. Demolition Application

1. 778 Stonegate Drive

New Business

- C. 405 Sheridan - Update

IV. Other Business

- A. Next meeting scheduled for March 10, 2011

V. Adjournment

**City of Highland Park
Historic Preservation Commission
Minutes of January 13, 2011
7:30 p.m.**

I. Call to Order

Vice Chair Fradin called to order the Regular Meeting of the Historic Preservation Commission at 7:30 p.m. in the City Hall Pre-Session Room at 1707 St. Johns Avenue, Highland Park, IL.

II. Roll Call

Members Present: Fradin, Bramson, Curran, Rotholz, Temkin (7:42 pm),

Members Absent: Sogin, Butterman,

Council Liaison Present: : Rotering

Ex-officio Members Absent: Benjamin, Evans, Johnas, Axelrod

City Staff Present: Cross, Sloan

Others Present: Bill Levy (1923 Lake), Patrick Shwartz (1923 Lake), Gil Levy, Andrew Zanevsky (2222 Highmoor), John Eifler (1717 Ridge Road), Marliss Levin (1717 Ridge Road), Kimme Rudolph (147 Central)

III. Scheduled Business

A. Approval of Minutes

Vice Chair Fradin asked for approval of the minutes of both the December 9, 2010 and the December 14, 2010 meetings. Commissioner Curran made a motion to approve the minutes as submitted. Commissioner Rotholz seconded the motion. The motion was approved by a unanimous vote (5-0)

B. Demolition Application – 2222 Highmoor Road

Staff presented research about the property. The commission discussed the house and agreed that no historical landmark criteria were satisfied by the structure.

- Motion that the structure at 2222 Highmoor Road does not satisfy any landmark criteria: Commissioner Rotholz
- Second: Commissioner Bramson
- Vote: 5 – 0

C. Demolition Review - 1717 Ridge Road

Staff presented research about the property. Commissioner Rotholz indicated that the builder, Charles A. Hemphill, maintains a strong reputation for well-built houses and any loss of a Hemphill house is regrettable. For that reason the Commission felt that Criterion 5 could

potentially apply to this house. The style was agreed to be a general 1960's design, but not representative of a particular school or style.

The Commission discussed the landmark criteria in detail as they relate to this house and felt that #5 is the only standard that might apply.

- Motion that the structure at 1717 Ridge Road does not satisfy sufficient criteria to warrant a demolition delay: Commissioner Curran
- Second: Commissioner Rotholz
- Vote: 5 – 0

D. Amended Certificate of Appropriateness – 147 Central Avenue

Staff presented the proposed change to the approved plans for 147 Central. The change is limited to the addition of a middle landing on an 8-foot exterior stairway. Staff explained that no mechanism currently exists for small changes like this to be approved administratively, so the items are required to be presented to the Commission.

- Motion to approve the amendment: Commissioner Curran
- Second: Commissioner Temkin
- Vote: 5-0

E. Landmark Nomination– 1923 Lake Avenue

Staff explained that the Commission approved the landmark nomination at the previous meeting and now were presented with a Resolution making Preliminary Landmark Designation, as well as a Planning Report for their review and approval.

- Motion to adopt Resolution 10-02 recommending a Preliminary Landmark Designation for 1923 Lake Avenue: Commissioner Curran
- Second: Commissioner Rotholz
- Vote: 5-0

Staff presented the Planning Report, which did not highlight any conflicts with the potential landmark designation and indicated that it would be in keeping with the City's Comprehensive Plan.

- Motion to approve the Planning Report as presented: Commissioner Temkin
- Second: Commissioner Bramson
- Vote: 5-0

IV. Other Business

VI. Adjournment

Commissioner Temkin made a motion to adjourn the meeting. The motion was seconded by Commissioner Curran. The motion carried unanimously (5-0)

The meeting adjourned at 8:30 pm.

MEMORANDUM

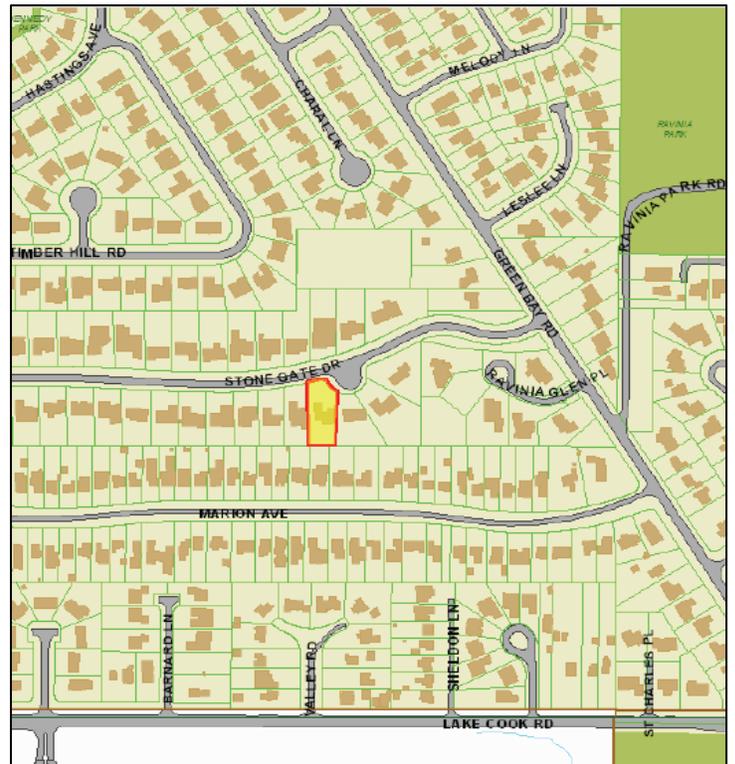
Date: February 10, 2011

To: Historic Preservation Commission

From: Andy Cross, Planner II

Subject: Proposed Demolition of 778 Stone Gate Drive

<i>Address:</i>	778 Stone Gate Drive
<i>Built:</i>	1965
<i>Style:</i>	
<i>Structure:</i>	Single Family Residence
<i>Historic Name:</i>	
<i>Architect:</i>	
<i>Original Cost:</i>	
<i>Significant Features:</i>	
<i>Alterations:</i>	
<i>Staff Opinion:</i>	Few records exist for this structure. No information has been found to indicate that it meets any historical landmark criteria.



A demolition application has been submitted for the house located at 778 Stone Gate Drive. The house does not appear in any of the City's Architectural and Historical Surveys, so it has been brought before the Historic Preservation Commission for a demolition review before a wrecking permit is issued.

According to Lake County Tax Records, the house was built in 1965. There are no building permits or original plans for the house on file in City records, so the architect is unknown. The latest owner appears to have been Ms. Betty Jane Gore, who passed away last year.

Evidence suggests that the house has been vacant since the passing of the owner. Photographs showing the existing condition of the property have been attached, and the City's Building Department indicated that long-term neglect has resulted in widespread water damage to the

interior of the house from roof leaks. While no documentation has been submitted, staff in the Building Department suggested that repairing the house and addressing the environmental issues at 778 Stone Gate Drive could be cost prohibitive.

Landmark Criteria

Below are the landmark criteria from the City Code:

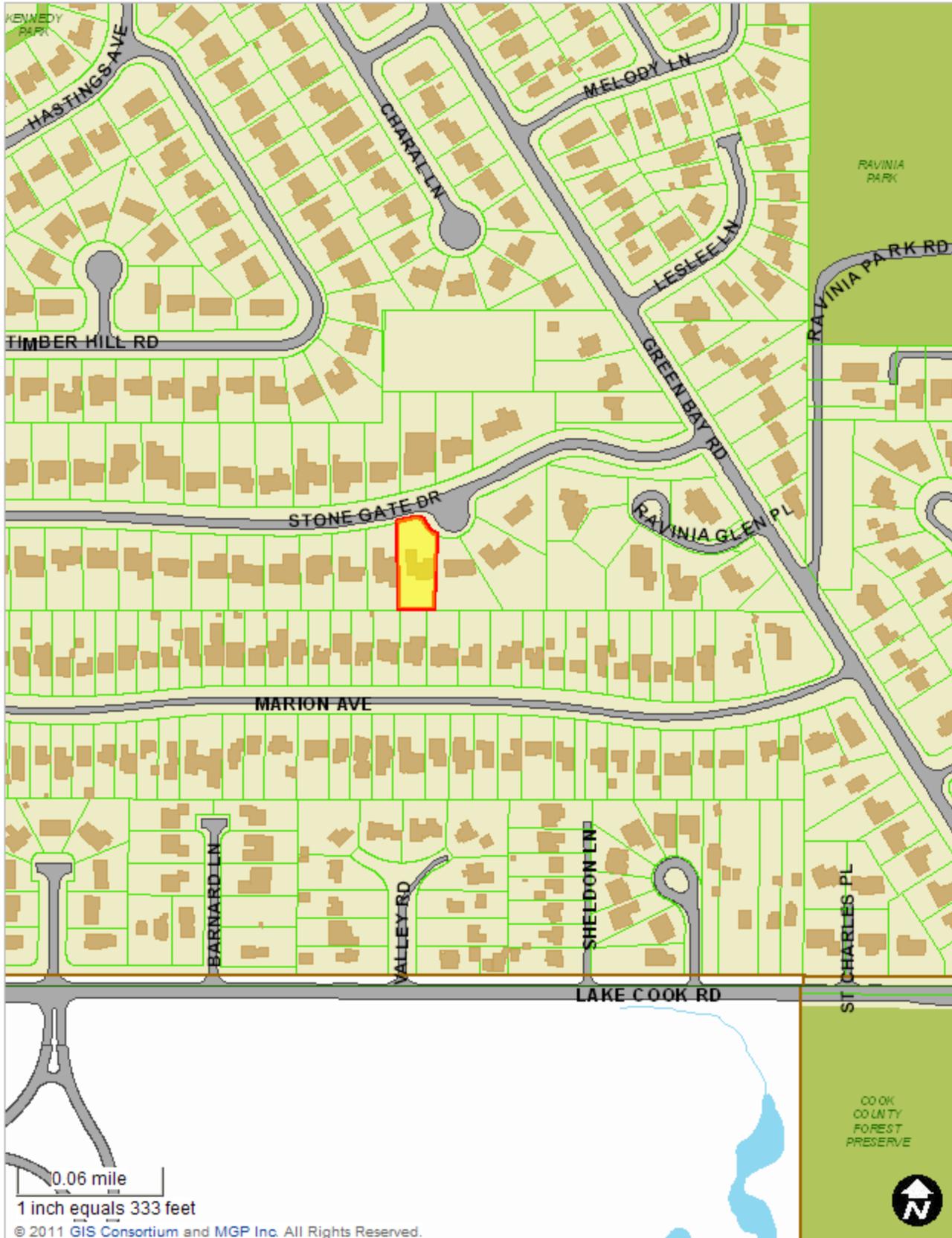
- 1) It demonstrates character, interest, or value as part of the development, heritage, or cultural characteristics of the City, county, state, or country.
- 2) It is the site of a significant local, county, state, or national event.
- 3) It is associated with a person or persons who significantly contributed to the development of the City, County, State, or Country.
- 4) It embodies distinguishing characteristics of an architectural and/or landscape style valuable for the study of a specific time period, type, method of construction, or use of indigenous materials.
- 5) It is identifiable as the work of a notable builder, designer, architect, artist, or landscape architect whose individual work has influenced the development of the City.
- 6) It embodies, overall, elements of design, details, materials, and/or craftsmanship that renders it architecturally, visually, aesthetically, and/or culturally significant and/or innovative.
- 7) It has a unique location or it possesses or exhibits singular physical and/or aesthetic characteristics that make it an established or familiar visual feature.
- 8) It is a particularly fine or unique example of a utilitarian structure or group of such structures, including, but not limited to farmhouses, gas stations or other commercial structures, with a high level of integrity and/or architectural, cultural, historical, and/or community significance.
- 9) It possesses or exhibits significant historical and/or archaeological qualities.

Recommended Action

The Commission is asked to review the structure per the Landmark Criteria listed above. If the Historic Preservation Commission determines that the Structure that is the subject of the Demolition Application satisfies “one or two of the Landmark Standards, 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.” (Chapter 170 of the City Code)

Attachments

Location Map
Site Photos



1 inch equals 333 feet

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