

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, August 11, 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, August 11, 2011
1707 St. Johns Avenue, City Hall
7:30 p.m.

REGULAR MEETING AGENDA

I. Call to Order

II. Roll Call

III. Approval of Minutes

A. July 14, 2011

IV. Scheduled Business

A. Demolition Review

1. 721 Marion Avenue

B. Certificate of Appropriateness Amendment

1. 1923 Lake Avenue

C. Historic District Discussion

V. Discussion Items

A. Hazel Ravine Drive Walking Tour

B. 2012 Budget Goal Ideas

VI. Business From the Public

VII. Other Business

A. Preservation Awards Judges

B. Next meeting scheduled for September 8, 2011

VIII. Adjournment

**City of Highland Park
Historic Preservation Commission
Minutes of July 14, 2011
7:30 p.m.**

I. Call to Order

Chairwoman Sogin called to order the Regular Meeting of the Historic Preservation Commission at 7:41 p.m. in the City Hall Pre-Session Room at 1707 St. Johns Avenue, Highland Park, IL.

II. Roll Call

Members Present: Sogin, Temkin, Rotholz (7:33), Bramson (7:40)

Members Absent: Curran, Fradin

Ex-officio Members Absent: Johnas, Benjamin

City Staff Present: Cross,

Council Liaison: Naftzger

Others Present: Gerard Brown, Sabrina Brown, Gary Brown, Wilma Korn (434 Marshman), Mr. & Mrs. Rothner (147 Central Avenue), AJ Chalom

III. Scheduled Business

A. Approval of Minutes

Chairwoman Sogin asked for approval of the minutes of the June 9, 2011 HPC Meeting. Commissioner Temkin made a motion to approve the minutes as submitted. Commissioner Rotholz seconded the motion. The motion was approved by a unanimous vote (4-0)

B. Request to Remove Landmark Designation – 434 Marshman – *Continued from 6.9.11*

Staff summarized the application: at the previous meeting the HPC was presented with a resolution finding that the reasons for the original landmarking at 434 Marshman were still present and recommending the landmark status be maintained. At that point the owners requested more time to examine if anything had changed on the property that might impact the Commission's recommendation to the City Council. Gary Brown also requested a meeting with City Staff to discuss precedent in removing a landmark designation, and clarification of other courses of action he might pursue.

Gary Brown spoke on behalf of the property owner, indicating staff had been helpful, and requesting that the HPC vote on the resolution that had been presented at the previous meeting. Research undertaken by him and the property owner had not revealed any additional information indicating that there was a change on the property such that the landmark criteria used in the 1992 landmarking were no longer appropriate.

- Motion to approved Resolution 11-02: Commissioner Rotholz
- Second: Commissioner Temkin

- Vote: 4-0 Motion passes.

C. Certificate of Appropriateness – 147 Central Avenue

Staff presented a summary of the application up to this point. Three of the four projects proposed as part of this COA application were approved at the June 9, 2011 meeting. The final portion, the sunroom conversion in the enclosed porch, was presented to the Commission this evening for approval. The HPC had requested additional information at the last meeting, including details about the construction, the colors, and the exact window frame material to be used.

Property owners Gale Rothner and her husband were present at the meeting to answer questions. Mrs. Rothner provided some detail about the proposed glass enclosure and indicated the changes will not be visible from the east or from Central Avenue.

Commissioner Rotholz indicated the mullions on the top of the windows should be painted a dark color to lessen their visibility. The Rothners stated that was their intention.

- Commissioner Rotholz made a motion to approve the sunroom conversion as presented.
- Commissioner Bramson seconded the motion.
- Vote: 5-0 Motion passes.

D. Landmark Nomination – 1894 Lake Avenue

Staff presented information pertaining to landmarking the property without owner consent. The Commission concurred that making findings for either of the two landmark criteria required for a non-owner-consent landmarking would be difficult for 1894 Lake Avenue.

Chairwoman Sogin indicated that discussions with a City Council member were encouraging, and supported bringing the nomination forward to the City Council with whatever findings were most appropriate.

The Commission discussed creating a historic district over the area encompassing 1894 Lake Avenue. Staff was asked to research the Historic District Nomination Process and report on it at the next available meeting.

Ex-Officio member Johnas indicated that the house may have had a significant builder. If this can be substantiated, it may help in the landmark nomination process.

The Commission tabled discussion on the landmark nomination. Chairwoman Sogin indicated research would continue on the builder of the house, and staff would research the Historic District Nomination and report back.

IV. Discussion Item

Hazel Ravine Drive Walking Tour:

The Commission discussed the walking tour and the next steps towards completing it by the end of the year.

2011 HPC Awards

Staff asked the Commission for ideas for judges. The Commission indicated they would offer names and ideas over the coming month.

V. Adjournment

Chairwoman Sogin adjourned the meeting at 9:18 pm.

MEMORANDUM

Date: August 11, 2011

To: Historic Preservation Commission

From: Andy Cross, Staff Liaison to the Historic Preservation Commission

Subject: **721 Marion Avenue**

<i>Built:</i>	1977
<i>Style:</i>	Split Level
<i>Structure:</i>	Single Family Residence
<i>Original Owners:</i>	Robert Niblack
<i>Designer:</i>	Adrian Mueller, Antioch, IL
<i>Architect:</i>	C.B. Bruns
<i>Original Cost:</i>	\$73,000
<i>Alterations:</i>	<ul style="list-style-type: none">Unfinished Roof Repair (ongoing zoning enforcement action)



The property at 721 Marion Avenue is located in the south end of the City, and just west of Green Bay Road. The house, a 1977 split level designed by Adrian Mueller of Antioch, IL, was built for a cost of \$73,000 for a Mr. & Mrs. Niblack from Waukegan.

A demolition permit has been submitted for the house. The house does not appear in the Architectural Surveys, so as a policy the petition has been brought before the Historical Preservation Commission for review.

The Architect

The designer of the house was Adrian Mueller. Mr. Mueller was a high school teacher and draftsman at Antioch High School from 1963 - 1994. His wife Eunice still lives in

their house and shared the history of his drafting. Adrian was never a licensed architect, but began drafting houses shortly after he started teaching. He designed hundreds of houses from about 1966 to the mid 1990's. His business, "A. Mueller Architectural Service", was a part-time venture for many years while he taught. He ran it from their house and employed up to three high school students at a time to assist with the drafting. Clients would visit the home office and explain what they wanted, then Mueller would work with them to draw it as they described. The styles ranged to whatever the clients were interested in and as word spread, Mueller-designed houses were built all over Lake County. Adrian Mueller passed away in 1998.

Many cities, including Highland Park, required an architect's stamp on house plans. C.B. Bruns provided this service for Mueller; his stamp can be seen on the plans for 721 Marion Avenue, and the 1977 building permit lists his name below Mueller's.

721 Marion Avenue

The house at 721 Marion Avenue has suffered some neglect and is currently undergoing a zoning enforcement action. The house was brought to the attention of Code Enforcement Staff in February, 2011, based on a complaint from a resident. An inspection revealed that a substantial portion of the roof was under repair and covered with a blue tarp. According to the complaint, the roof had been in this condition for over a year, and no building permits had been issued for any work on the house.

Enforcement staff contacted the home owner and established timelines to bring the property into compliance. The owner failed to meet these timelines and has been subject to repeated fines. As a solution to the ongoing problem, the owner has submitted an application to demolish the house with the intent to build a new house on the lot.

Landmark Criteria

Below are the landmark criteria from Chapter 24 of 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.

Recommendation

The Commission is asked to review the subject property at 721 Marion Avenue per the Landmark Criteria. If the structure is found to satisfy one or two of the standards, the Commission may have a 180-day review period to receive applications for a Landmark nomination for the structure.

Attachments:

- Site Photographs
- Original Building Permit

RECEIVED

JUL - 7 2011

City of Highland Park
Building Dept.

721 MARLOW



(1) South Elevation, FRONT.



(2) East Elevation, EAST SIDE

	WSA
	Proj. 113003
Green House	Date: 04/18/2011
Highland Park, IL	Sheet #



(3) South Elevation. REAR.



(4) Partial West. View from Northwest.

	WSA
	Proj. 113003
Green House	Date: 04/18/2011
Highland Park, IL	Sheet #



(5) Partial West Elevation. Main House Entrance.



(6) Partial West. GARAGE. View from Northwest.

	WSA
	Proj. 113003
Green House	Date: 04/18/2011
Highland Park, IL	Sheet #



(7) Partial West Elevation. View from Southwest. Second view Main Entrance.

	WSA
	Proj. 113003
Green House	Date: 04/18/2011
Highland Park, IL	Sheet #

721 Marion 2-25-11 JM





2011 7 16



2011 7 16



2011 7 16

2076
4617
10/10/76

CITY OF HIGHLAND PARK - HIGHLAND PARK, ILLINOIS
APPLICATION FOR A PERMIT IS HEREBY MADE

CONSTRUCTION
No. 20471

CONSTRUCT ALTER REPAIR WRECK

ISSUED BY MA

721 Marion Highland Park, Il. July, 1976

DATE APPROVED 8-5-76

APPROVED BY [Signature]

ESTIMATED COST (EXCLUSIVE OF LAND) appliances & landscaping
\$ 73,000 +

ZONING	FIRE DISTRICT	CONST. CLASS
<u>D</u>	<u>NO</u>	<u>4</u>

MAX. HEIGHT	USE GROUP	APPEAL CASE
<u>35</u>	<u>S.F.</u>	

MINIMUM YARD SETBACKS
FRONT <u>25</u>
REAR <u>30</u>

SIDE FRONT	SIDE
<u>50 DEED</u>	<u>6</u>

STREET OCCUPANCY FEE \$ 244 .00

BUILDING CONSTRUCTION FEE \$ 0 .00

CERTIFICATE OF OCCUPANCY \$ 0 .00

DRIVEWAY PERMIT FEE \$ 254.00

WRECKING FEE \$ 0 .00

Bldg. \$100
Drvy. \$250

GUARANTEE DEPOSIT \$ 13015 .00
NUMBER 13015

TOTAL FEE \$ 254 .00

RESTORATION AND GUARANTEE DEPOSIT CHARGES \$ 0 .00

RELEASE APPROVED

AMOUNT RELEASED \$ 0 .00

5 --- Hield's addition to Braeside
LOT NUMBER BLOCK NUMBER SUB DIVISION

1636430333
PERM INDEX NO.

private residence 1
BUILDING USE LIVING UNITS

Frontage 50' Lot Area 10,400 Bldg. Area 2600 Parking Area 400'

2 2 brick and wood
BEDROOMS BATHS EXT. WALL CONST.

M/Mc R. Niblack 921 Oaktree Lane Waukegan
OWNER WHEN COMPLETED PRESENT ADDRESS PHONE

Adrian Mueller 395-0054 7632
ARCHITECT PHONE PLAN NO.

Roy J McNeill Rollins Rd, Grayslake, IL 223-4605
GENERAL CONTRACTOR ADDRESS PHONE

Sam Volpe Box 541, Lake Forest, Il. 234-0764
EXCAVATOR ADDRESS LICENSE

Eric Christebson Inc Skokie Hwy 21 Gurnee
CONCRETE CONTRACTOR ADDRESS LICENSE

McNeill Builders 21364 Rollins Rs Lake Villa
CARPENTRY ADDRESS

Sandine Masonry 403 Bairstow Waukegan 336-2155
MASONRY ADDRESS

McNeill Builders 21364 Rollins Rs Lake Villa
STRUCTURAL IRON ADDRESS

Warren Electric 445 Rte 45 Wildwood, Il 223-8691
ELECTRICAL CONTRACTOR ADDRESS

Rock Plumbing 2 S. Lake Grayslake, IL. 223--0909
PLUMBING CONTRACTOR ADDRESS

Gregg Heating & Sheet Metal 35741 Rte 45 Lake Villa
HEATING, VENTILATION AC CONTRACTOR ADDRESS

T.+P. to B.S. 7/20/76, fee \$100 paid 8/5/76.

NSSD #3102
Gutters required and downspouts to be connected to storm sewer. No overhang or gutter allowed to encroach into any required yard. Air Conditioning equipment not to be located in any required yard. YOUR TEMPORARY DRIVEWAY MUST BE INSTALLED, INSPECTED, AND APPROVED PRIOR TO ANY CONSTRUCTION. A SPOT SURVEY IS REQUIRED PRIOR TO FRAMING.

SS.o.k. Bond O.K. 7/20/77
PROPOSED FOUNDATION GRADE IN RELATION TO CURB OR CROWN OF STREET

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

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

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

- NORTH SHORE GAS CO. 432-6000
- COMMON WEALTH EDISON CO. 432-2900
- ILL. BELL TELEPHONE CO. 611 REPAIR SERVICE
- CITY WATER & SEWER DEPT. 432-0800 EXT. 294

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

[Signature]
Adrian R. Niblack
OWNER'S SIGNATURE

THE CITY OF HIGHLAND PARK ASSUMES NO RESPONSIBILITY FOR THE PAVING OR MAINTENANCE OF UNPAVED STREETS.

CIRCLE WHICH
1 2 3 4

REINSPECTION CHARGE

DEPOSIT RELEASE

ONING COMPLIANCE

SWIMMING POOLS

DRIVEWAYS

VENTILATION

PARKWAY RESTORATION

ROOFING

FIRE PROTECTION

FINAL INSPECTION

FIRE PROTECTION

STEEL SETTING

CARPENTRY

MASONRY

FRAMING INSPECTION

SLABS - GARAGE & GRADE

SLABS - BASEMENT

FOUNDATION WALLS & DRAIN TILE

FOOTING & SOIL CONDITIONS

SITE INSPECTION

REMARKS INITIALS DATE

CITY OF HIGHLAND PARK, ILLINOIS

INSPECTION RECORD

CITY OF HIGHLAND PARK, ILLINOIS

No. 20471

CERTIFICATE OF OCCUPANCY

DATE APPROVED 8-5-76

DATE ISSUED 2-20-77

CRT
I

721 MARION

ADDRESS OF STRUCTURE

M/Ms Robert Niblack

OWNER

Roy J. McNeill

GENERAL CONTRACTOR

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

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

PLEASE CORRECT OR COMPLETE WITHIN _____ DAYS.

Daniel R. Westergaard
BUILDING INSPECTOR

*1923 Lake Avenue
The Mary Adams House*

Application for an Amendment to a Certificate of Appropriateness

TO:	The Historic Preservation Commission
DATE:	August 11, 2011
FROM:	Andy Cross, Planner II
SUBJECT:	1923 Lake Avenue

PETITIONERS / OWNERS:

William B. Levy
Patrick A. Schwarz
5226 Hoffman Street
Skokie, IL 60077

PROPERTY LOCATION:

1923 Lake Avenue

STRUCTURE

Mary Adams House
Architect: Frank Lloyd Wright
Designed: 1905
Built: 1906

HISTORIC STATUS:

National Register of Historic Places: 1982
Local Landmark: 2011

PROJECT ARCHITECT:

Eifler & Associates, Inc
223 W. Jackson Blvd, Ste.1000
Chicago, IL 60606

SUMMARY OF THE PETITION

The Mary Adams House at 1923 Lake Avenue was designated a Local Landmark in February, 2011. Shortly afterward, the owners approached the Historic Preservation Commission with plans for a comprehensive historical renovation of the house and the addition of several other improvements. The Historic Preservation Commission approved a Certificate of Appropriateness for the entire project in March, 2011.

Following further research and the submission of the project to the Illinois Historic Preservation Agency, the applicants are proposing to make two modifications to the approved plans:

- The flower box near the front entry will not be built.
- The arrangement of windows on the north porch will be modified

APPROVED RESTORATION AND REHABILITATION

The following is a summary of the restoration of the Mary Adams House approved in March, 2011:

- 1) Steps on the north porch
 - a. The original drawings show a solid wall on the north end of the porch on the north side of the house. At some point steps were installed to allow for an additional entry into the house from the north. The petitioners proposed to remove the steps and restore the wall to the way it is depicted in the original 1905 drawings.

- 2) Flower Box near the front entry

- a. The first-story plan of Wright's original drawing for 1923 Lake Avenue showed a long flower box projecting off the west wall by the main entrance to the house.
- 3) Restoration of the existing original windows on the house.
- 4) Rehabilitation of the exterior stucco, the exterior trim, and the original foundation.
- 5) Kitchen Addition
 - a. The petitioners are proposing to add a cantilevered addition to the existing kitchen off the east side of the house.
- 6) Windows on the North Porch
 - a. The existing windows on the north porch on the Mary Adams House are single-pane storm windows that do not allow the porch to be used comfortably in the winter months. The applicants are proposing to replace the old windows (which are not original to the house) with new operable windows. The intent is to allow the porch to be enjoyed year-round instead of just in warm-weather months.
- 7) Modification to South Porch to more accurately reflect the original design.
- 8) Replacement of Roof, Gutters, and Downspouts
- 9) Addition of a Private Walled Terrace on the East Lawn

PROPOSED CHANGES

Research on the part of the applicants and their architect, John Eifler, determined conclusively that the five-foot tall planter at the front entrance of the house was never actually built. It is shown on the original Wright drawings, but detailed analyses of the structure, as well as photographic evidence circa 1920 show that it was never constructed. In an effort to remain faithful to the original construction, the applicants are no longer proposing to add it to the house. The photograph is included in the attachments, as well documentation from the architect discussing the change.

The windows on the north porch have been modified in response to comments from the Illinois Historic Preservation Agency. The owners submitted drawings to the IHPA for a review under the Secretary of the Interior's "Standards for Rehabilitation". The project is required to meet the standards before a tax freeze can be approved on the property. The review by the Agency noted the following in regard to the windows:

"The proposed window design for the prominent north porch should not be replications of the windows used throughout the house. This porch was historically open. Because it was enclosed at some point in the past, it meets the Standards [for Rehabilitation] to keep it enclosed, if desired. The non-historic windows can be changed, if desired. If they are changed, then they should be replaced with new windows that have as minimal a frame as possible so that the appearance of the wing remains a porch rather than a historically enclosed interior wing of the house. Please submit revised window designs or details for review and approval."

The window plans were revised and the project received preliminary approval from the Illinois Historic Preservation Agency on May 31, 2011. The revised plans are included in the Attachments.

EVALUATION OF CRITERIA IN THE HISTORIC PRESERVATION ORDINANCE

The changes to the planter and the windows do not bring the Mary Adams House in conflict with the Standards for Certificates of Appropriateness as listed in Section 24.030(D) of the City Code:

(1) Height. The height of a Landmark, Regulated Structure, or a Contributing Regulated Structure shall be visually compatible with properties, structures, sites, public ways, objects, and places to which it is visibly related.

The height of the Mary Adams House will not be changed as part of the proposed work. It will remain compatible with nearby houses.

(2) Proportion of front facade. The relationship of the width to the height of the front elevation of a Landmark, Regulated Structure, or a Contributing Regulated Structure shall be visually compatible with properties, structures, sites, public ways, objects, and places to which it is visually related.

The amended plans will not change the proportion of the front façade and its compatibility with related properties.

(3) Proportion of openings. The relationship of the width to height of windows and doors of a Landmark, Regulated Structure, or a Contributing Regulated Structure shall be visually compatible with properties, structures, sites, public ways, objects, and places to which the building is visually related.

The design and proportions of the windows on the house are consistent with Frank Lloyd Wright's original design and are compatible with adjacent properties and structures. The revised design on the north porch will not impact the proportions of the openings, so this standard remains satisfied.

(4) Rhythm of solids to voids in front facades. The relationship of solids to voids in the front facade of a Landmark, Regulated Structure, or a Contributing Regulated Structure shall be visually compatible with properties, structures, sites, public ways, objects, and places to which it is visually related.

The decision to omit the five-foot tall planter from the front façade will not impact the compatibility of the rhythm of solids to voids on the front façade.

(5) Rhythm of spacing and structures on streets. The relationship of a Landmark, Regulated Structure, or a Contributing Regulated Structure or object to the open space between it and adjoining structures or objects shall be visually compatible with the properties, structures, sites, public ways, objects, and places to which it is visually related.

The two amendments to the plans will not impact the rhythm of spacing and structures on the street.

(6) Rhythm of entrance porches, storefront recesses and other projections. The relationship of entrances and other projections of the proposed new Structure to sidewalks shall be visually

compatible with the properties, structures, sites, public ways, objects, and places to which it is visually related.

The proposed work does not entail any new projections from the house that may be incompatible with surrounding properties.

(7) Relationship of materials and texture. The relationship of the materials and texture of the façade of a Landmark, Regulated Structure, or a Contributing Regulated Structure shall be visually compatible with the predominant materials used in the structures to which it is visually related.

The change with the planter and the windows on the north porch will not have an effect on the materials and texture approved for the restoration project.

(8) Roof shapes. The roof shape of a Landmark, Regulated Structure, or a Contributing Regulated Structure shall be visually compatible with the structures to which it is visually related.

The shape of the roof on the Mary Adams House will not be changing as part of this Amended Certificate of Appropriateness.

(9) Walls of continuity. Facades and Property and site structures, such as masonry walls, fences, and landscape masses, shall, when it is a characteristic of the area, form cohesive walls of enclosure along a street, to ensure visual compatibility with the properties, structures, sites, public ways, objects, and places to which such elements are visually related.

The proposed changes will not impact how this standard was met by the approved restoration plans.

(10) Scale of a structure. The size and mass of a Landmark, Regulated Structure, or a Contributing Regulated Structure in relation to open spaces, windows, door openings, porches, adjacent structures, and balconies shall be visually compatible with the properties, structures, sites, public ways, objects, and places to which they are visually related.

The scale of the Mary Adams House will remain in keeping with the surrounding properties with proposed amendments.

(11) Directional expression of front elevation. A Landmark, Regulated Structure, or a Contributing Regulated Structure shall be visually compatible with the properties, structures, sites, public ways, objects, and places to which it is visually related in its directional character, whether this be vertical character, horizontal character, or nondirectional character.

The home will retain its directional character if the two amendments are allowed.

(12) Destruction or alteration of the historic features. The distinguishing historic qualities or character of a Landmark Regulated Structure or Contributing Regulated Structure and its environment shall not be destroyed. The Alteration of any historic or material or distinctive architectural features should be avoided when possible.

No distinguishing characteristics of the Frank Lloyd Wright house will be destroyed as part of this restoration project or the proposed amendments.

(13) Archaeological and natural resources. Every reasonable effort shall be made to protect and preserve archaeological and natural resources affected by, or adjacent to any project.

The applicants have indicated that reasonable efforts will be made to protect and preserve the natural resources on this site.

(14) Architectural Compatibility. In considering new construction, the Commission shall not impose a requirement for the use of a single architectural style or period, though it may impose a requirement for compatibility.

The new construction proposed for the expansion is architecturally compatible with the existing house, reflecting the scale, color, materials, and design of the original house. The changes to the planter and windows will not affect this.

(15) Use compatibility. Every reasonable effort shall be made to provide a compatible use for a Regulated Structure or Contributing Regulated Structure that requires minimal alteration of the Regulated Structure or a Contributing Regulated Structure and its environment, or to use a Regulated Structure or Contributing Regulated Structure for its originally intended purpose.

Not applicable—no change in use is proposed.

(16) Maintenance of Time Period Appearance. All Regulated Structures or Contributing Regulated Structures shall be recognized as products of their own time and so alterations that have no historical basis and which seek to create an earlier appearance than is properly attributable to the particular Regulated Structure or Contributing Regulated Structure that is being altered shall be discouraged. However, contemporary design for Alterations and additions to Regulated Structures or Contributing Regulated Structures shall not be discouraged when such Alterations and additions do not destroy significant historical, architectural, visual, aesthetic, archaeological or cultural material, and such design is compatible with the size, scale, color, material, and character of the Regulated Structure or Contributing Regulated Structure, neighborhood or environment.

The proposed modifications maintain the appearance of the time period in which the home was originally constructed.

(17) Significance of changes made in the course of time. Changes that may have taken place in the course of time are evidence of the history and development of Regulated Structure or Contributing Regulated Structure and their environments. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.

No changes made over time have become significant in their own right. The proposed plans undo some modifications made over time to bring the house more in line with the original drawings, and also add original elements from the 1905 architectural drawings that were never built.

(18) Sensitivity to distinct features. Distinctive stylistic features or examples of skilled craftsmanship or artistry, which characterize a Regulated Structure or Contributing Regulated Structure, shall be treated with sensitivity.

The Certificate of Appropriateness application is very sensitive to the distinct Prairie Style features of the house. The decision to omit the planter is further enhancing the renovation's faithfulness to the original house.

(19) Repair to deteriorated features. Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material need not be identical to but should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical, or Certificate of Appropriateness Amendment

pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures;

The petitioners are proposing a significant amount of repair and restoration of deteriorated features on the Mary Adams House, including the gutters, downspouts, stucco exterior, and original windows. Where replacement is necessary, the plans indicate that new materials will be sensitive to the existing characteristics of the house.

(20) Surface cleaning. The surface cleaning of the Regulated Structure or Contributing Regulated Structure shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historically, visually, aesthetically, culturally or archaeologically significant materials used in such Landmark, Regulated Structure, or a Contributing Regulated Structure shall not be undertaken;

The petitioners have indicated that all surfaces cleaning will be undertaken with the gentlest means possible.

(21) Wherever possible, additions or Alterations to a Regulated Structure or Contributing Regulated Structure shall be done in such manner that if such additions or Alterations were to be removed in the future, the essential form and integrity of the Landmark, Regulated Structure, or Contributing Regulated Structure would not be impaired.

As indicated in the application, "All additions and alterations will be done in such a manner that were they to be removed in the future, the essential form and integrity of the home will not be impaired.

RECOMMENDATION

Based on the findings presented above, staff recommends that the Historic Preservation Commission approve the amendments to the Certificate of Appropriateness, or recommend changes to the plans to further meet the criteria listed above.

ATTACHMENTS

- Application for Amendments to a Certification of Appropriateness.
 - Cover Letter
 - COA Application
 - Review Letter from IHPA dated 4/7/11
 - Email from John Eifler, Architect for 1923 Lake Avenue Rehabilitation
 - Photograph c.1920 of the Mary Adams House
 - Amended Architectural Plans dated 4/28/11
 - Revised Windows Shown on North Porch
 - Removal of Planter shown on Plans
 - Preliminary Approval Letter from IHPA, dated May 31, 2011
 - As-approved Architectural Plans from March, 2011 Certificate of Appropriateness

APPLICATION FOR HISTORIC PRESERVATION REVIEW

AMENDMENT



CITY OF HIGHLAND PARK
1150 Half Day Road
Highland Park, IL 60035
phone: 847/432-0867 fax: 847/432-0964
www.cityhpil.com

OFFICE USE ONLY

Submission Date: _____

Case No.: _____

Hearing Date: _____

Address: 1923 Lake Avenue Within a District or an Individual Landmark? Local Landmark

Description of Project: (use additional sheet if necessary) Please see original Application for Historic Preservation Review

Petitioner's Name (s): William B. Levy and Patrick A. Schwarz

Address: 5226 Hoffman Street, Skokie, IL 60077 Daytime Phone: 847-777-7330

Home Phone: 847-679-9772 Fax: 847-777-7389

Email: wlevy@ksnlaw.com

Title Holder's Name (s): William B. Levy and Patrick A. Schwarz

Address: 5226 Hoffman Street, Skokie, IL 60077

Phone: 847-777-7330 (daytime) 847-679-9772 (home) Fax: 847-777-7389

Email: wlevy@ksnlaw.com

If Petitioner Is Different From Title Holder, Explain:
not applicable

Attorney's Name: William B. Levy (one of the Petitioners)

Address: 750 W. Lake Cook Road, Suite 350, Buffalo Grove, IL 60089

Phone: 847-777-7330 Fax: 847-777-7389

Architect/Builder: Eifler & Associates, Inc. Contact: John A. Eifler

Address: 223 W. Jackson Blvd., Suite 1000, Chicago, IL 60606

Phone: 312-362-0180 Fax: 312-362-0112

Email: jeifler@eiflerassociates.com

AFFIDAVIT

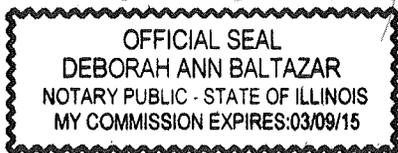
I HEREBY DEPOSE AND SAY THAT I HAVE READ THE REQUIREMENTS AND PROCEDURES OUTLINED IN CHAPTER 24 OF THE 1997 HIGHLAND PARK HISTORIC PRESERVATION ORDINANCE, AS AMENDED, AND ALL OF THE ABOVE STATEMENTS AND THE STATEMENTS CONTAINED IN MY APPLICATION PACKET ARE TRUE.

William B. Levy / Patrick A. Schwarz 12/3/11 not applicable
Property Owner(s) William B. Levy / Patrick A. Schwarz Petitioner, if different from Property Owner

Sworn to before me this 23rd day of June, 20 11. Sworn to before me this _____ day of _____, 20 11.

Deborah Ann Baltazar
Notary

Notary



APPLICATION FOR HISTORIC PRESERVATION REVIEW CHECKLIST



CITY OF HIGHLAND PARK

1150 Half Day Road
Highland Park, IL 60035
phone: 847/432-0867 fax: 847/432-0964
www.cityhpil.com

TYPE OF REVIEW REQUESTED: (check all that apply)

- Certificate of Appropriateness
- Certificate of Economic Hardship (see staff for additional requirements)
- Letter of Support
- Other (please describe) Amendment to Certificate of Appropriateness

TYPE OF WORK PROPOSED: (check all that apply)

- Addition
- Alteration
- New Construction
- Restoration/Rehabilitation - Planter by main entry will not be built; window configuration on front/north porch has changed - see attached
- Relocation
- Demolition

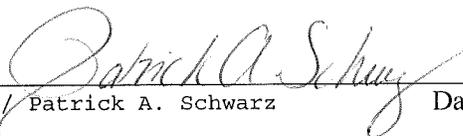
CHECKLIST: (Full-sized copy and reduced 11x17 copy to be submitted)

For Alteration/Additions

- Existing and Proposed Floor plans
- Existing and Proposed Elevations
- Photographs of all exterior elevations which will be impacted
- Building materials described in relation to existing materials
- Other supporting documentation (please describe below)
Revised architectural plan for main entry area and front/north porch

For New Construction

- Floor plans for each level of proposed construction
- Front, side yard and rear yard elevations
- Site plan showing existing trees, driveway, walkways, required ravine setbacks, zoning information (setbacks and FAR calculations, etc.)
- Photographs of the site and its surroundings within 250' radius
- Samples of major building materials
- Typical building details
- Model (optional)
- Other supporting documentation (please describe below)

  6/23/11
Signature of Applicant William B. Levy / Patrick A. Schwarz Date

CERTIFICATE OF APPROPRIATENESS STANDARDS



CITY OF HIGHLAND PARK

1150 Half Day Road

Highland Park, IL 60035

phone: 847/ 432-0867 fax: 847/432-0964

www.cityhpil.com

STANDARDS FOR CERTIFICATES OF APPROPRIATENESS

Below are the standards considered by the Historic Preservation Commission when awarding Certificates of Appropriateness for Additions/Alterations and New Construction. This is an abbreviated version of Sections 24.030 (C) and (D) of the Historic Preservation Ordinance:

- (1) Height. The height of the proposed new Structure shall be visually compatible with properties, structures, sites, public ways, objects, and places to which it is visibly related.
- (2) Proportion of front façade. The relationship of the width to the height of the front elevation of the proposed new Structure shall be visually compatible with properties, structures, sites, public ways, objects, and places to which it is visually related.
- (3) Proportion of openings. The relationship of the width to height of windows and doors of the proposed new Structure shall be visually compatible with properties, structures, sites, public ways, objects, and places to which the building is visually related.
- (4) Rhythm of solids to voids in front facades. The relationship of solids to voids in the front façade of the proposed new Structure shall be visually compatible with properties, structures, sites, public ways, objects, and places to which it is visually related.
- (5) Rhythm of spacing and structures on streets. The relationship of the proposed new Structure or object to the open space between it and adjoining structures or objects shall be visually compatible with the properties, structures, sites, public ways, objects, and places to which it is visually related.
- (6) Rhythm of entrance porches, storefront recesses and other projections. The relationship of entrances and other projections of the proposed new Structure to sidewalks shall be visually compatible with the properties, structures, sites, public ways, objects, and places to which it is visually related.
- (7) Relationship of materials and texture. The relationship of the materials and texture of the façade of the proposed new Structure shall be visually compatible with the predominant materials used in the structures to which it is visually related.
- (8) Roof shapes. The roof shape of the proposed new Structure shall be visually compatible with the structures to which it is visually related.
- (9) Walls of continuity. Facades and property and site structures, such as masonry walls, fences, and landscape masses, shall, when it is a characteristic of the area, form cohesive walls of enclosure along a street, to ensure visual compatibility with the properties, structures, sites, public ways, objects, and places to which such elements are visually related.
- (10) Scale of a structure. The size and mass of the proposed new Structure in relation to open spaces, windows, door openings, porches, adjacent structures, and balconies shall be visually compatible with the properties, structures, sites, public ways, objects, and places to which they are visually related.
- (11) Directional expression of front elevation. The proposed new Structure shall be visually compatible with the properties, structures, sites, public ways, objects, and places to which it is visually related in its directional character, whether this be vertical character, horizontal character, or nondirectional character.

(12) Destruction or alteration of historic features. The distinguishing historic qualities or character of a Property, Structure, site or Object and its environment shall not be destroyed. The Alteration of any historic or material or distinctive architectural features should be avoided when possible.

(13) Archaeological and natural resources. Every reasonable effort shall be made to protect and preserve archaeological and natural resources affected by, or adjacent to any project.

(14) Architectural compatibility. In considering new construction, the Commission shall not impose a requirement for the use of a single architectural style or period, though it may impose a requirement for compatibility.

(15) Use compatibility. Every reasonable effort shall be made to provide a compatible use for a Regulated Structure or Contributing Regulated Structure that requires minimal alteration of the Regulated Structure or a Contributing Regulated Structure and its environment, or to use a Regulated Structure or Contributing Regulated Structure for its originally intended purpose.

(16) Maintenance of Time Period Appearance. All Regulated Structures or Contributing Regulated Structures shall be recognized as products of their own time and so alterations that have no historical basis and which seek to create an earlier appearance than is properly attributable to the particular Regulated Structure or Contributing Regulated Structure that is being altered shall be discouraged. However, contemporary design for Alterations and additions to Regulated Structures or Contributing Regulated Structures shall not be discouraged when such Alterations and additions do not destroy significant historical, architectural, visual, aesthetic, archaeological or cultural material, and such design is compatible with the size, scale, color, material, and character of the Regulated Structure or Contributing Regulated Structure, neighborhood or environment.

(17) Significance of changes made in the course of time. Changes that may have taken place in the course of time are evidence of the history and development of Regulated Structure or Contributing Regulated Structure and their environments. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.

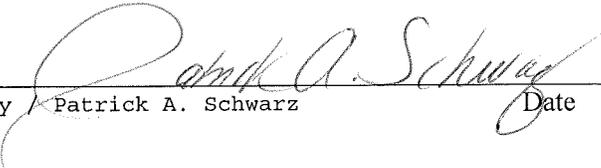
(18) Sensitivity to distinct features. Distinctive stylistic features or examples of skilled craftsmanship or artistry, which characterize a Regulated Structure or Contributing Regulated Structure, shall be treated with sensitivity.

(19) Repair to deteriorated features. Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material need not be identical to but should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures;

(20) Surface cleaning. The surface cleaning of Regulated Structure or Contributing Regulated Structure shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historically, visually, aesthetically, culturally or archaeologically significant materials used in such Landmark, Regulated Structure, or a Contributing Regulated Structure shall not be undertaken;

(21) Wherever possible, additions or Alterations to a Regulated Structure or Contributing Regulated Structure shall be done in such manner that if such additions or Alterations were to be removed in the future, the essential form and integrity of the Landmark, Regulated Structure, or Contributing Regulated Structure would not be impaired.


Signature of Applicant William B. Levy


Patrick A. Schwarz

6 23/11
Date

ATTACHMENT TO APPLICATION FOR HISTORIC PRESERVATION REVIEW

SEEKING AN AMENDMENT TO CERTIFICATE OF APPROPRIATENESS

Petitioners: William B. Levy and Patrick A. Schwarz
Address: Mary W. Adams House
1923 Lake Avenue
Highland Park, Illinois

Description of Amendment:

As stated in Petitioner's original Application for Historic Preservation Review seeking a Certificate of Appropriateness, the Project was developed in a manner designed to honor the genius of Frank Lloyd Wright. Many features of Mr. Wright's original exterior design plans are being executed and/or restored.

Installation of planter near the front entry:

In the course of Petitioner's due diligence, it was conclusively determined that the planter near the front entry as shown on Mr. Wright's original exterior design plans and as depicted in Petitioner's original Application and the Plans submitted therewith was never actually built. Therefore, installation said planter will not be executed as originally planned.

Please see the following enclosures:

1. 4/7/11 letter from Anthony Rubano, Project Designer with Illinois Historic Preservation Agency – see Paragraph 2
2. 3/30/11 email from John Eifler – see Paragraph 2
3. Photo entitled "manson 4" referred to in Mr. Eifler's 3/30/11 email
4. 4/28/11 Architectural Plan (Proposed Elevations, A2.2) by Mr. Eifler – see West Elevation
5. 5/31/11 letter from Jan Grimes, Director of Illinois Historic Preservation Agency – approving modified plans, which included eliminating said planter

Modification of front/north porch windows:

As per the original Application for Historic Preservation Review seeking a Certificate of Appropriateness, the Project included modification of north porch (adjacent to the living

room), including removal of non-original storm windows therein, so that north porch can be used year-round. The porch window configuration as depicted in Petitioner's original Application and the Plans submitted therewith was rejected by Anthony Rubano, Illinois Historic Preservation Agency, and therefore subsequently modified.

Please see the following enclosures:

1. 4/7/11 letter from Anthony Rubano, Project Designer with Illinois Historic Preservation Agency – see Paragraph 1
2. 3/30/11 email from John Eifler – see Paragraph 1
3. 4/28/11 Architectural Plan (Proposed Elevations, A2.1) by Mr. Eifler – see North Elevation and East Elevation
4. 4/28/11 Architectural Plan (Proposed Elevations, A2.2) by Mr. Eifler – see West Elevation
5. 5/31/11 letter from Jan Grimes, Director of Illinois Historic Preservation Agency – approving modified plans, which included eliminating said planter

These Amendments fully comply with the applicable provisions of Paragraph (C) of Section 24.030 of The Highland Park Historic Preservation Ordinance in that:

- I. The (1) height, (2) proportion of front façade, (3) proportion of openings, (4) rhythm of solids to voids in front facades, (5) rhythm of spacing and structures on streets, (6) rhythm of entrance porches and other projections, (7) relationship of materials and texture, (8) roof shapes, (9) walls of continuity, (10) scale, and (11) directional expression of front elevation, are all visually compatible with the properties, structures, sites, public ways, objects and places to which they are visually related.
- II. The Project complies with subparagraph (12) in that no distinguishing historic qualities or characteristics of the home are to be destroyed.
- III. (13) Reasonable efforts will be made to protect and preserve natural resources affected by the Project.
- IV. The proposed modifications are (14) architecturally compatible with the existing structure and with properties, structures, sites, public ways, objects and places to which they are visually related.
- V. The proposed modifications (15) do not alter the current use of the property.

- VI. The proposed modifications clearly and fully (16) maintain the appearance of the time period that the home was originally built.
- VII. The Project either implements or is fully compatible with Mr. Wright's original plans. Certain architectural features set forth in the original plans were either never approved and constructed by Mrs. Adams or were changed after the home was built. Any changes after the home was built have not (17) acquired significance in their own right and need not be recognized or respected.
- VIII. The Project (18) treats Mr. Wright's distinctive stylistic features, skilled craftsmanship and artistry with sensitivity.
- IX. The Project includes significant work on deteriorated architectural features. To the greatest extent possible, (19) deteriorated architectural features will be repaired rather than replaced. In the event that replacement is necessary, the composition, design, color, texture and other visual qualities of new materials will match original materials.
- X. The Project includes rehabilitation and restoration of exterior stucco and rehabilitation and re-staining of exterior trim. All surface cleaning in connection therewith (20) shall be undertaken with the gentlest means possible.
- XI. All additions and Alterations (21) will be done in such manner that were they to be removed in the future, the essential form and integrity of the home will not be impaired.

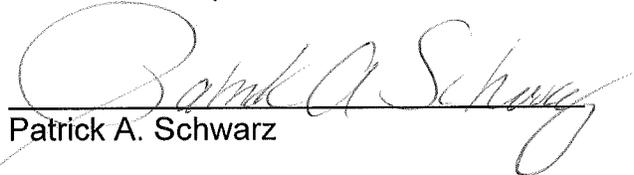
PETITIONERS/PROPERTY OWNERS:



William B. Levy

6/23/11

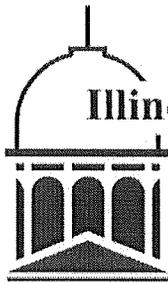
date



Patrick A. Schwarz

6/23/11

date



Illinois Historic Preservation Agency

One Old State Capitol Plaza • Springfield, Illinois 62701 • www.illinois-history.gov • TTY 217.524.7128

Architectural Design Review

Program Area: courtesy review
Date: 4/7/11
Property: 1923 Lake
City: Highland Park
Contact information: John Eifler, architect
Reviewer: Anthony Rubano
Plan date/submission: parts 1, 2 received 3/22/10, additional info thereafter
Comments:

This project meets the Secretary of the Interior's Standards for Rehabilitation with the following conditions:

1. The proposed window design for the prominent north porch should not be replications of the windows used throughout the house. This porch was historically open. Because it was enclosed at some point in the past, it meets the Standards to keep it enclosed, if desired. The non-historic windows can be changed, if desired. If they are changed, then they should be replaced with new windows that have as minimal a frame as possible so that the appearance of the wing remains as a porch rather than a historically enclosed interior wing of the house. Please submit revised window designs or details for review and approval.
2. The proposed wall, planter, and approach sequence at the main entrance on the west (primary) elevation entrance wall should not be installed unless there is clear evidence (photographic, ghosting, remnants, archaeological) that it was originally constructed as the original drawings show and was subsequently removed.
3. The proposed demolition and reconfiguration of the lowest run of the main staircase and screen should not be undertaken unless there is clear evidence (photographic, ghosting, remnants, archaeological) that it was originally constructed as the original drawings show and was subsequently altered.
4. The proposed new opening between the dining room and the kitchen should be cased, soffitted, and detailed in a manner that resembles the historic soffitted opening between the dining room and the stair hall.

FACSIMILE: 217.524.7525

Architecture and Main Street Design Section

Mike Jackson, FAIA 217.785.5031 mike.jackson@illinois.gov
Carol Dyson, AIA 217.524.0276 carol.dyson@illinois.gov
Anthony Rubano 217.782.7459 anthony.rubano@illinois.gov
Anna Margaret Barris 217.782.7534 annamargaret.barris@illinois.gov

William B. Levy

From: John Eifler [Jeifler@eiflerassociates.com]
Sent: Wednesday, March 30, 2011 10:56 AM
To: Anthony.Rubano@illinois.gov
Cc: William B. Levy; 'Patrick Schwarz'; 'Ameesh Shah'
Attachments: A2.2.pdf; A2.1.pdf; manson 4.JPG; lane.bmp

Dear Anthony,

Attached are some documents for your review pertaining to the Adams House in Highland Park.

1. In attached PDF A2.2 and A2.1 please note that the front porch windows have been modified per your suggestion. The Jambs will be "ganged" to eliminate any support (2x4) between the windows, and will appear very thin and "porch-like".
2. In the photograph marked Manson 4, which we believe to be the oldest photograph of the house (c. 1920) it is pretty clear that the planter box at the entry (as shown on Wright's original plans) was probably not built. The stucco appears to be original, and there is no trace of the planter, and the sidewalk is consistent with the modified plan.
3. The final photo we believe was taken after the stairs were modified at the front porch. The piers on either side of the stair appear to be much whiter and newer than the adjacent stucco, and there is evidence of patching. I believe one can still make out the original porch floor (without the stairs) on the existing stucco.

We have submitted documents consistent with these findings to the City of Highland Park for building permit. We anticipate beginning construction in a few weeks. Is a certificate of appropriateness required from the state as well to initiate work?

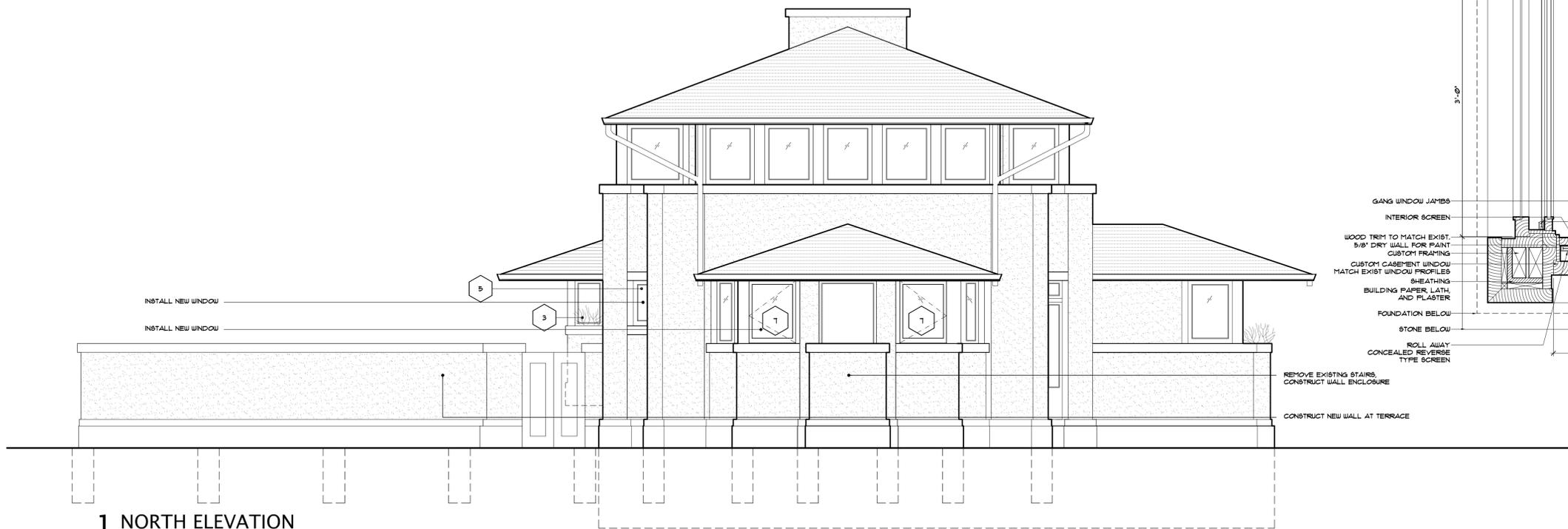
John Eifler, FAIA LEED AP
Eifler & Associates, Architects
223 W. Jackson Blvd., Suite 1000
Chicago, IL 60606
312.362.0180
www.eiflerassociates.com



ALTERATIONS AND
ADDITION TO THE

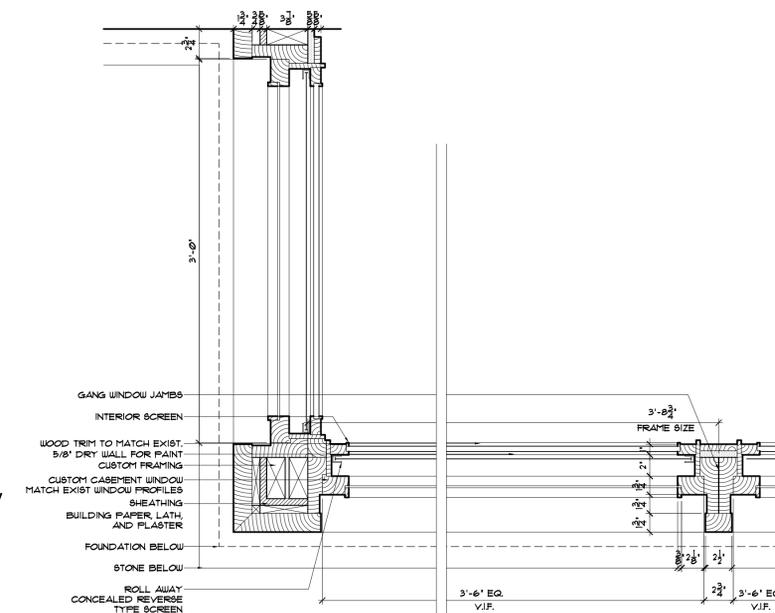
MARY ADAMS HOUSE

1923 LAKE AVE.
HIGHLAND PARK, ILLINOIS



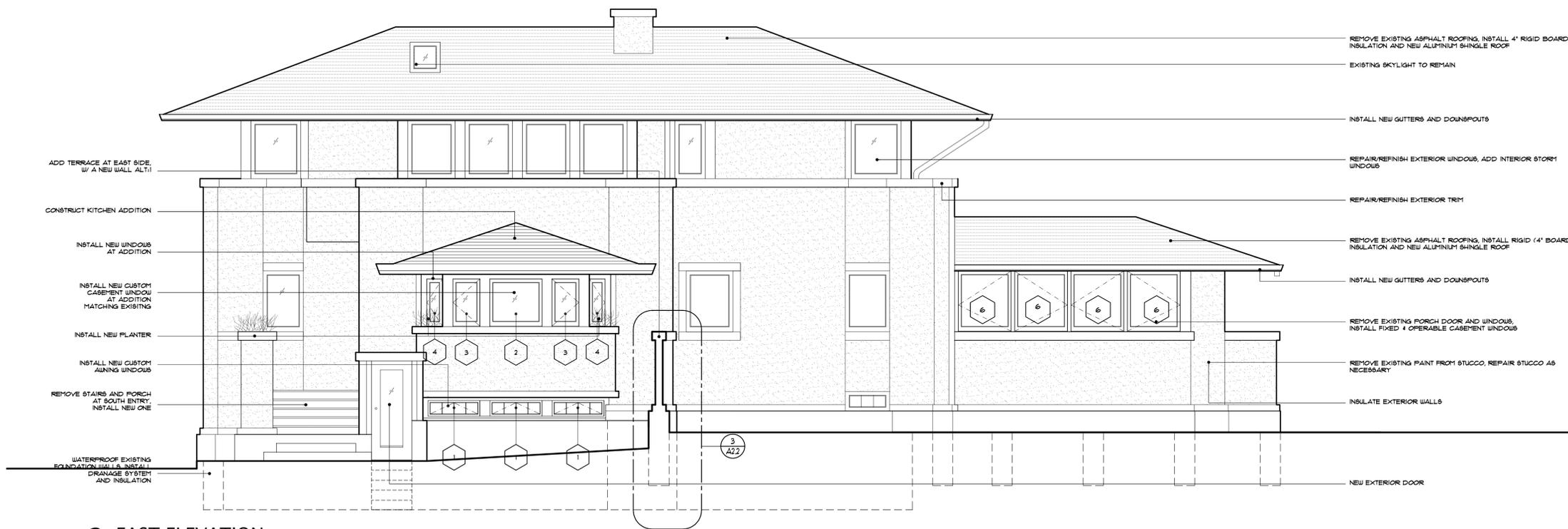
1 NORTH ELEVATION

1/4" = 1'-0"



3 DETAIL OF PORCH WINDOW

1 1/2" = 1'-0"



2 EAST ELEVATION

1/4" = 1'-0"

8	CONSTRUCTION REVISIONS	04/28/11
7	100% CONSTRUCTION DOCUMENT	03/22/11
6	HPHPC SUBMITTAL	02/16/11
5	100% DESIGN DEVELOPMENT	02/01/11
4	75% DESIGN DEVELOPMENT	01/13/11
3	50% DESIGN DEVELOPMENT	12/16/10
2	SCHEMATIC DESIGN	11/23/10
1	ISSUED FOR REVIEW	11/02/10

PROPOSED ELEVATIONS

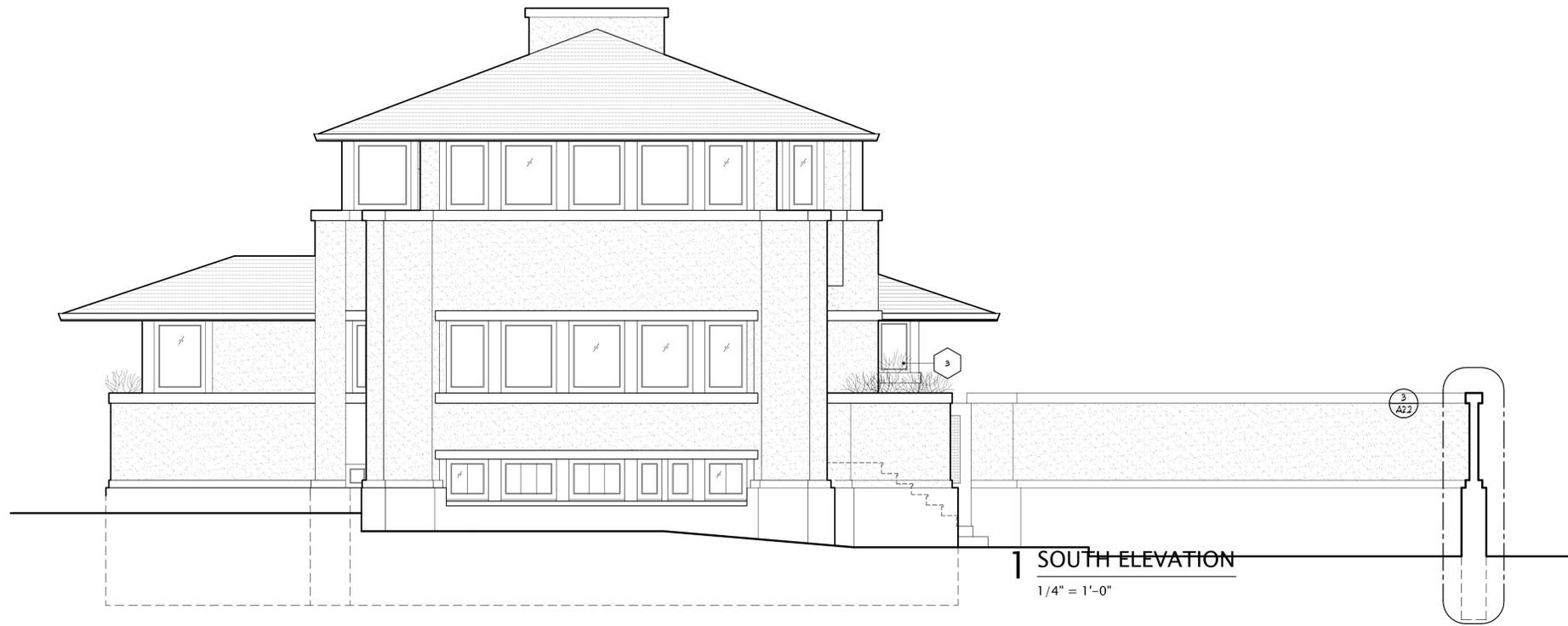
A2.1

EIFLER & ASSOCIATES
ARCHITECTS
The Brooks Building, 223 W. Jackson Blvd, Suite 1000
Chicago, IL 60606 312.362.0180 Fax 312.362.0112

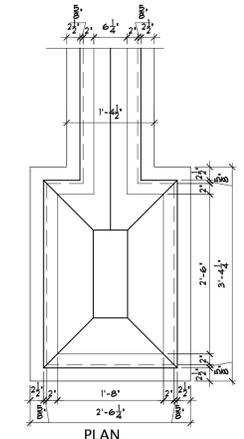
ALTERATIONS AND
ADDITION TO THE

MARY ADAMS HOUSE

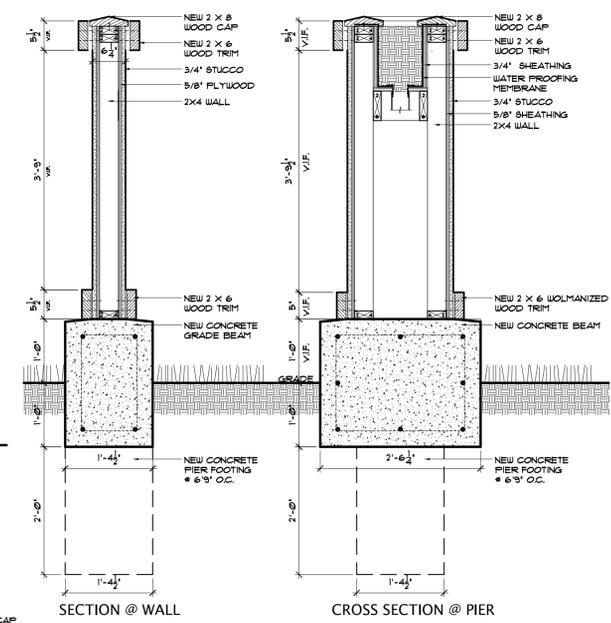
1923 LAKE AVE.
HIGHLAND PARK, ILLINOIS



1 SOUTH ELEVATION
1/4" = 1'-0"



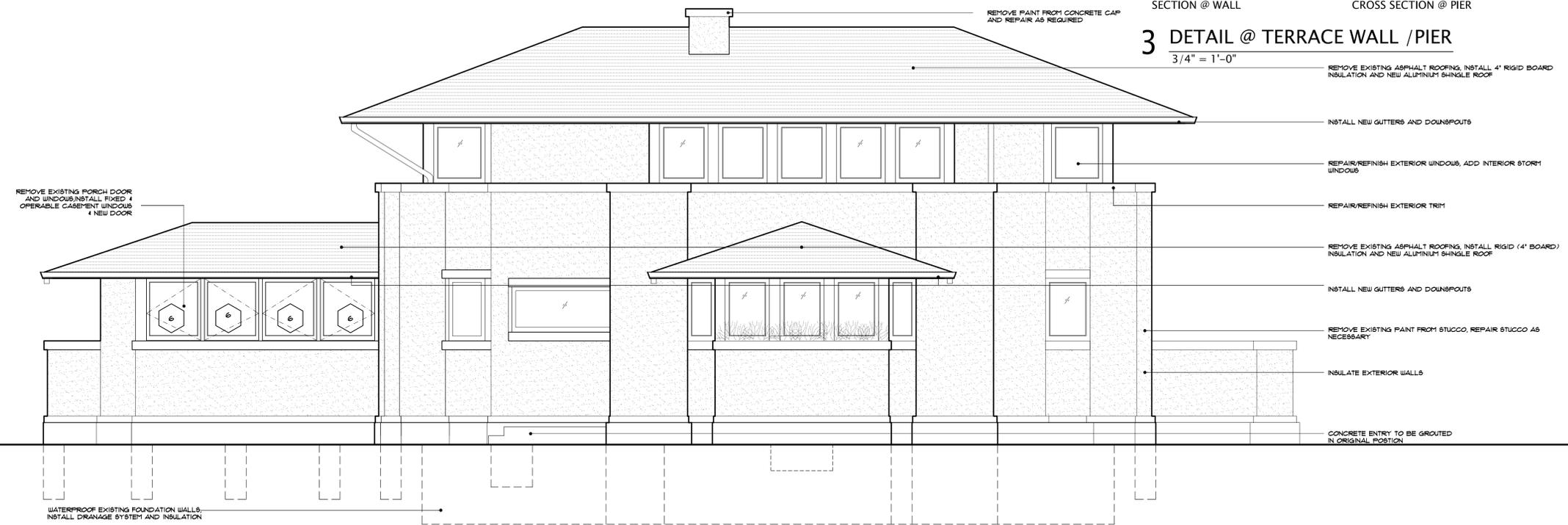
PLAN



SECTION @ WALL

CROSS SECTION @ PIER

3 DETAIL @ TERRACE WALL / PIER
3/4" = 1'-0"



2 WEST ELEVATION
1/4" = 1'-0"

8	CONSTRUCTION REVISIONS	04/28/11
7	100% CONSTRUCTION DOCUMENT	03/22/11
6	HPHPC SUBMITTAL	02/16/11
5	100% DESIGN DEVELOPMENT	02/10/11
4	75% DESIGN DEVELOPMENT	01/13/11
3	50% DESIGN DEVELOPMENT	12/16/10
2	SCHEMATIC DESIGN	11/23/10
1	ISSUED FOR REVIEW	11/02/10

PROPOSED ELEVATIONS

A2.2

EIFLER & ASSOCIATES
ARCHITECTS
The Brooks Building, 223 W. Jackson Blvd, Suite 1000
Chicago, IL 60606 312.362.0180 Fax 312.362.0112



**Illinois Historic
Preservation Agency**

1 Old State Capitol Plaza • Springfield, Illinois 62701-1512 • www.illinois-history.gov

May 31, 2011

William B. Levy and Patrick A. Schwarz
5226 Hoffman Street
Skokie, IL 60077

Dear Messrs. Levy and Schwarz :

Thank you for submitting your application.

Our office has reviewed the proposed rehabilitation project for the property at 1923 Lake Avenue, Highland Park, and has determined that the work is in compliance with the Secretary of the Interior's "Standards for Rehabilitation".

This letter constitutes preliminary approval of your project. Please submit Part 3 of the Certificate of Rehabilitation application upon completion of your project. Please contact our office if the scope of work changes during the course of the project. A Certificate of Rehabilitation will be issued upon completion of your project if our office determines that all program requirements have been met. You may contact Mike Ward at 217.785.5042 if there are any questions.

Sincerely,

A handwritten signature in dark ink, appearing to read "Jan Grimes", followed by a horizontal line. The signature is written in a cursive, somewhat stylized script.

Jan Grimes
Director

JG/tlm
prapr2

cc: John Eifflier

MEMORANDUM

Date: August 11, 2011

To: Historic Preservation Commission

From: Andy Cross, Staff Liaison to the Historic Preservation Commission

Subject: **Historic District Information and Designation Process**

Recent Commission discussions about the house at 1894 Lake Avenue have renewed interest in Historic Districts and how they can be used as a preservation tool when a local landmark designation may not be appropriate.

The definition of a Historic District is helpful in explaining its intended purpose:

“An area designated as a “Historic District” by ordinance of the City Council according to the criteria and pursuant to the procedures prescribed in this Chapter, and which may contain one or more Landmarks; and which may have within its boundaries one or more Contributing Regulated Structures that contribute to the overall historic, visual, aesthetic, cultural, archaeological, and/or architectural characteristics of the Landmark or Landmarks and/or other Contributing Regulated Structures within the district despite not being of such historic, visual, aesthetic, cultural, archaeological, and/or architectural significance as to be designated as Landmarks. A Historic District may have within its boundaries Non-contributing Regulated Structures that do not contribute to the overall historic, visual, aesthetic, cultural, archaeological, and/or architectural characteristics of the Landmark(s) or the Contributing Regulated Structures within the district. A Historic District may also have within its boundaries thematically related resources, including, without limitation, buildings, structures, or landscaping, that are non-contiguous.”

Criteria for designating an historic district are divided into two categories: criteria for a unified district, and criteria for a non-contiguous district. Each category is summarized on the next page:

Unified District:

To create a unified historic district, at least half of the properties to be nominated in the district must meet one landmark standard, and the district must be geographically definable and reasonably compact in size. In addition, it must meet at least one of the following five criteria:

- 1) The structures in the District must represent one or more architectural, historical, or other aspects of the City;
- 2) The structures in the District must exhibit consistency or similarity in design, scale, style, etc;
- 3) The structures in the District must have been built, used, or been significant in the same time period;
- 4) The structures in the District must be largely intact, particularly with respect to those qualities for which the Historic District is sought.

Non-Contiguous District:

An historic district can be comprised of non-contiguous properties, but the following criteria apply:

- 1) The elements in the district must be thematically related;
- 2) *All* of the properties in the district must satisfy one landmark standard.
- 3) The district must have at least 10 properties in it.
- 4) It may have fewer than ten, if the following conditions are met:
 - a. 75% of the properties in the proposed district satisfy at least one of the landmark criteria.
 - b. The number of properties in the district is limited by the presence of either geographic features or differing development patterns in the district.

Process for Establishing an Historic District

The process for establishing a district is similar to designating a local landmark, but special emphasis is put on establishing a consensus among the home owners within the proposed district.

A nomination to create a historic district made to the Historic Preservation Commission must be accompanied by a petition signed by at least 25% of the property owners within the proposed district boundaries. When a complete application has been submitted, the HPC would discuss the proposal and, if approved, pass a resolution finding that the district met the criteria listed above, and making a Preliminary Recommendation to create the district. A public hearing would be held at a subsequent HPC meeting, giving all residents within the district an opportunity to voice support, disapproval, or ask questions.

Following the public hearing, all property owners within the proposed district would be canvassed to assess approval or disapproval. Ballots are sent to each address, and they

must be returned within 45 days indicating the resident's Approval or Disapproval of the proposed historic district. If a majority of ballots are returned indicating Approval, then the owners are deemed to have approved the proposed historic district. Owners are deemed to have *disapproved* of the district if a majority of ballots provide votes of Disapproval, or if ballots are not returned from a majority of the properties located within the proposed district.

If the owners disapprove of the proposed district, then the disapproval is considered the final disposition of the designation process. Another application for the same district cannot be made for two years.

If the ballots indicate owner consent, then the Historic Preservation Commission transmits its recommendation and findings to the City Council. The Council can approve the proposed district by Ordinance duly adopted, or make a resolution rejecting the recommendation from the Commission and determine that the district does not meet the required criteria.

Impacts on 1894 Lake Avenue

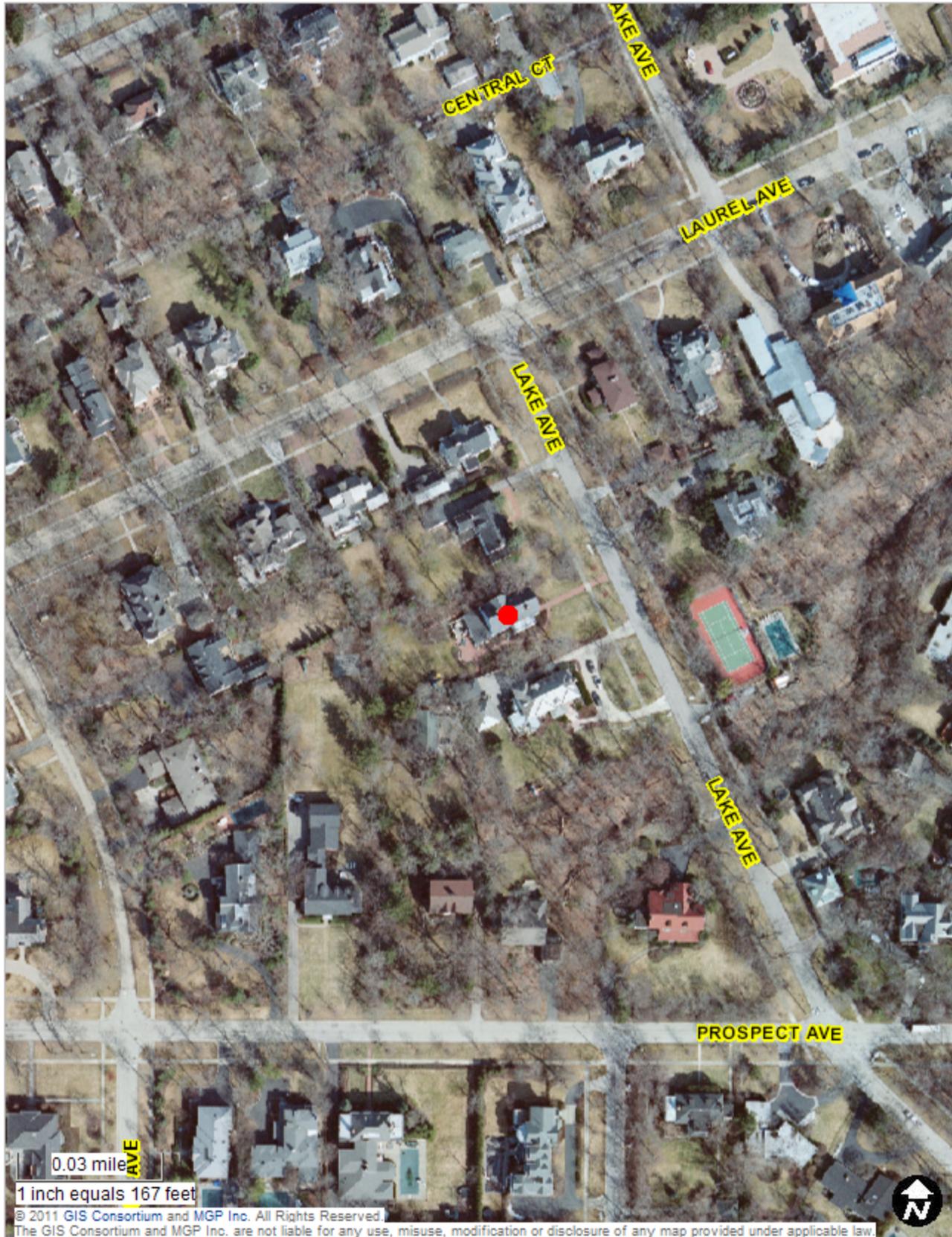
If an Historic District is considered as a mechanism to help preserve the house at 1894 Lake Avenue, then a study of neighboring properties will need to be undertaken to ascertain if the criteria for a Unified or Non-Contiguous District are met. A Unified District will require uniformity or consistency throughout the properties to be included, though only half need to meet a landmark standard. This allows more historic homes to be included in the district, even if newer, less historically-significant homes are located between them.

If a non-contiguous historic district is considered, it must have at least 10 properties in it and *all* must meet a landmark standard and be thematically related. If fewer than ten are considered, the Commission will need to determine that differing development patterns exist in the area that separate the homes in the district from others in the area, or that a geographic feature such as a ravine isolates 1894 Lake from other homes that might have otherwise been included in a unified historic district.

Attachments:

- Map & Aerial Photograph of 1894 Lake Avenue
- Pages 6-7 of Chapter 24: Criteria for Historic District Designation
- Pages 13-18 of Chapter 24: Historic District Designation Procedure





commercial structures, with a high level of integrity and/or architectural, cultural, historical and/or community significance; and/or

(9) It possesses or exhibits significant historical and/or archaeological qualities. (Ord. 20-05, J. 31, p. 054-089, passed 4/11/05)

Sec. 24.016 Criteria for Historic District Designation.

(A) Unified Historic Districts. All Historic Districts that do not contain non-contiguous Properties, Structures, Areas, Objects, or Landscapes of Significance must satisfy the following criteria.

(1) At least 50 percent of the Properties, Structures, Areas, Objects, or Landscapes of Significance in the Historic District must satisfy at least one of the criteria for Landmark designation set forth in Section 24.015 of this Chapter: and

(2) The Historic District must be geographically definable and reasonably compact in geographic size; and

(3) The Historic District must satisfy at least one of the following five criteria:

(a) The Properties, Structures, Areas, Objects, and Landscapes of Significance in the Historic District, taken together, shall convey or represent one or more architectural, cultural, economic, historic, social or other aspects particular to the heritage of the City, county, state or country;

(b) The Properties, Structures, Areas, Objects and Landscapes of Significance in the Historic District shall exhibit consistency or similarity of use, design, size, scale, style, orientation, materials, detailing, façade design, ornamentation, color, lighting, technology, and/or storefronts;

(c) The Properties, Structures, Areas, Objects and Landscapes of Significance in the Historic District must have been built, used, or have been significant during the same specified time period;

(d) The Properties, Structures, Areas, Objects and Landscapes of Significance in the Historic District must create, define or enhance the character of the Area for which Historic District designation is appropriate; and

(e) The Properties, Structures, Areas, Objects and Landscapes of Significance in the Historic District must be largely intact, particularly with respect to those qualities for which designation as a Historic District is sought; provided, however, that alterations or modifications to those Properties, Structures, Areas, Objects and Landscapes of Significance in the Area that comply with the United States Secretary of the Interior's Standards for Rehabilitation. (Ord. 20-05, J. 31, p. 054-089, passed 4/11/05; Ord. 46-06, J. 32, p. 244-252, passed July10, 2006)

(B) Non-Contiguous Historic Districts. All Historic Districts that contain non-contiguous Properties, Structures, Areas, Objects, or Landscapes of Significance must satisfy the following criteria:

(1) The elements of the Historic District must be thematically related;
and

(2) 100 percent of the Properties, Structures, Areas, Objects, or Landscapes of Significance in the Historic District satisfy at least one of the criteria for Landmark designation set forth in Section 24.015 of this Chapter.

(C) Minimum Size Requirements. There shall be not less than 10 Properties, Structures, Areas, Objects, or Landscapes of Significance in each Historic District; provided, however, that a Historic District may have less than 10 Properties, Structures, Areas, Objects or Landscapes of Significance if:

(1) At least 75 percent of the Properties, Structures, Areas, Objects, or Landscapes of Significance in the Historic District satisfy at least one of the criteria for Landmark designation set forth in Section 24.015 of this Chapter: and

(2) The number of Properties, Structures, Areas, Objects or Landscapes of Significance is limited by the presence of either geographic features or differing development patterns in the Historic District. (Ord. 46-06, J. 32, p. 244-252, passed July 10, 2006)

Sec. 24.020 Special Provisions Governing Ownership.

When the Property is in a land trust or is subject to a long term land lease, or when one or more persons, corporations, or other legal entities have an ownership interest in the Property (including beneficial interests and long term lessee interests), the rights afforded to, and obligations imposed on, Owners in this Chapter shall apply and be exercised as if there were only one Owner. Neither the City nor the Commission shall have any obligation to investigate or determine the legal relationship among the multiple Owners. It shall be deemed to be sufficient for the purposes set forth in this Chapter for any one Owner to act for and bind, the Property (which shall include, without limitation, the delivery and receipt of notice and the provision of written consent), unless the Commission receives, within the applicable time periods or any extended time periods as the Commission shall deem appropriate, clear and convincing evidence, as determined by the Commission, that such Owner does not have the exclusive authority to act for, and bind, the Property. Absent such a timely protest or objection, the Commission shall have the right to rely on representations made by any one Owner with respect to the exercise of the rights and obligations set forth in this Chapter. (Ord. 20-05, J. 31, p. 054-089, passed 4/11/05)

Sec. 24.025 Landmark Designation Procedures.

(A) Nomination. 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:

(K) Removal of Landmark Designation.

(1) Automatic Removal of Landmark Designation. 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) Condition Precedent for City Council Removal of Landmark Designation. 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) Application. 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) Procedure. 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. (Section 24.025 (K) added by Ord. 46-06, J. 32, p. 244-252, passed July 10, 2006)

Sec. 24.026 Historic District Designation Procedures.

(A) Nomination. An area may be nominated for Historic District Designation by presentation to the Chairman of the Commission of a petition signed by not less than 25 percent of the Owners of the real property located within the proposed Historic District, and 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 City Council;
- (3) The City Manager; or

(4) 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. (Ord. 36-04, J. 30, p. 143-149, passed 6/14/04; Ord. 20-05, J. 31, p. 054-089, passed 4/11/05; Ord. 46-06, J. 32, p. 244-252, passed July 10, 2006)

(B) Preliminary Recommendation

(1) Within 30 days following receipt of a nomination for Historic District Designation, the Chairman of the Commission shall initiate the Historic District Designation Process by scheduling a meeting of the Commission and by causing a written notice to be sent to the Owner of each Property within the Area that is the subject of the nomination. 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 Historic District designation, and shall specify the date, time, location, and purpose of such meeting. (Ord. 20-05, J. 31, p. 054-089, passed 4/11/05)

(2) Provided that the Owners of all applicable Properties have been notified as required in Paragraph (B)(1) of this Section, the Commission may, by resolution duly adopted, make a preliminary Historic District designation recommendation if the Commission determines that the proposed Historic District satisfies the criteria set forth in Section 24.016 of this Chapter. If the Commission does not pass this resolution within 60 days following receipt of a nomination for Historic District designation, then the proposed District shall have been deemed disapproved and the designation process shall be deemed to have been terminated. (Ord. 20-05, J. 31, p. 054-089, passed 4/11/05)

(3) Upon adoption of the resolution making a preliminary Historic District designation recommendation, and until otherwise provided in this Chapter, all Properties, Structures, Objects, and Landscapes of Significance located within the nominated Area shall be Regulated Structures. (Ord. 20-05, J. 31, p. 054-089, passed 4/11/05)

(4) Within 30 days after the adoption of a resolution making a preliminary Historic District designation recommendation, the Commission shall send, by certified mail, return receipt requested, written notice of such recommendation to the Owner of each Property within the Area that is the subject of the recommendation. The Commission shall also notify all relevant City departments. (Ord. 20-05, J. 31, p. 054-089, passed 4/11/05)

(5) No building or Demolition permit shall be issued (a) for any Regulated Activity involving any Regulated Structure within a proposed Historic District for which the Commission has adopted a preliminary designation resolution or (b) for any new construction on any of the property on which any 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 the final disposition of the nomination process for the nominated District under the provisions of this Section, unless such Regulated Activity is earlier authorized by formal resolution of the City Council as necessary for public health, welfare, or safety. (Ord. 36-04, J. 30, p. 143-149, passed 6/14/04; Ord. 20-05, J. 31, p. 054-089, passed 4/11/05)

(C) Request for Planning Report

Upon adoption of a resolution making a preliminary Historic District 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 90 days of the request and the Commission shall make such modifications, changes, and alterations to the report concerning the proposed Historic District 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. (Ord. 20-05, J. 31, p. 054-089, passed 4/11/05)

(D) Public Hearing

(1) Within 60 days after the adoption of a resolution making a preliminary Historic District designation recommendation, the Chairman of the Commission shall schedule a public hearing concerning the proposed Historic District. At the public hearing, the Commission shall provide a reasonable opportunity for all interested persons to present testimony or evidence under such rules as the Commission may adopt governing the proceedings of such hearings. Each speaker shall state his or her name, address, and the interest that he or she represents. The hearing may be continued to a date certain, and a record shall be kept of all proceedings. (Ord. 20-05, J. 31, p. 054-089, passed 4/11/05)

(2) Prior to conducting the public hearing, the Commission shall give written notice of the date, time, and place of the hearing to the Owners of all Property within the proposed Historic District. 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 within the proposed Historic District or on the public ways abutting the Property within the proposed Historic District. 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 Area involved, and the date, time, and place of the scheduled public hearing. (Ord. 20-05, J. 31, p. 054-089, passed 4/11/05)

(E) Notification and Canvas of Owners

(1) Within 30 days after the close of the public hearing, the Commission shall, by certified mail, return receipt requested, deliver to the Owner of each Property within the proposed Historic District a written statement of the reasons for, and effects of, the proposed Historic District designation. (Ord. 10-86, J. 16, p. 324, passed 2/24/86; Ord. 36-04, J. 30, p. 143-149, passed 6/14/04; Ord. 20-05, J. 31, p. 054-089, passed 4/11/05)

(2) The written statement shall be accompanied by a written ballot form prepared by the Commission on which the Owners of the Properties within the proposed

Historic District shall have the opportunity to state their approval or disapproval of the contemplated designation of the proposed Historic District. (Ord. 20-05, J. 31, p. 054-089, passed 4/11/05)

(3) Each Owner shall complete the ballot form and return it to the Commission, in the manner and at the location described on the ballot form, within 45 days after the date on which the Commission delivers the ballot form. No ballot form shall be counted unless it is received by the Commission on or before the date that is 45 days after date on which the Commission delivers the ballot form. (Ord. 20-05, J. 31, p. 054-089, passed 4/11/05)

(4) Determining the Outcome of the Canvas.

(i) The Owners shall be deemed to have approved of the proposed Historic District designation if, within the 45 day period, a majority of the ballot forms that are returned to the Commission evidence a vote of “approval,” and ballots are returned from a majority of the Properties located within the proposed Historic District within the 45 day period. (Ord. 36-04, J. 30, p. 143-149, passed 6/14/04; Ord. 20-05, J. 31, p. 054-089, passed 4/11/05)

(ii) The Owners shall be deemed to have disapproved of the proposed Historic District designation if, within the 45 day period, a majority of the ballot forms that are returned to the Commission evidence a vote of “disapproval,” or if ballots are not returned to the Commission from a majority of the Properties located within the proposed Historic District. If the Owners disapprove of the proposed Historic District designation as provided in this Subparagraph, then that disapproval shall be deemed to be the final disposition of the proposed designation, and the Historic District designation process shall be complete and the Regulated Structures located within the Area of the proposed District shall, as of the last day of the 45 day period, no longer be Regulated Structures. (Ord. 36-04, J. 30, p. 143-149, passed 6/14/04; Ord. 20-05, J. 31, p. 054-089, passed 4/11/05)

(iii) Not more than one ballot form shall be counted or considered for any one Property within the proposed Historic District. Conflicting responses from multiple Owners of the same Property shall preclude all ballot forms for that Property from being counted or considered, and no ballots shall be deemed to have been returned for that Property. (Ord. 20-05, J. 31, p. 054-089, passed 4/11/05)

(5) Announcing the Outcome of the Canvas.

Promptly upon determination of the outcome of the canvas, the Commission shall cause the results to be posted in the City Hall of the City, and to be delivered by first class mail to the Owner of each Property within the proposed Historic District. (Ord. 20-05, J. 31, p. 054-089, passed 4/11/05)

(F) Commission Recommendation on Owner-Approved Historic Designation.

(1) Within 30 days after the conclusion of the canvas period and announcement of the Owner approval of the proposed designation as provided in

Subparagraph (E)(4)(i) of this Section, the Commission shall make its recommendation to the City Council on the proposed Historic District designation. (Ord. 20-05, J. 31, p. 054-089, passed 4/11/05)

(2) If the Commission recommends approval of the proposed Historic District 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 Owners of all Property within the proposed Historic District, and to the parties appearing at the public hearing. (Ord. 20-05, J. 31, p. 054-089, passed 4/11/05)

(3) The Commission shall also transmit the official record of its proceedings concerning the recommended designation to the City Council. 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. (Ord. 20-05, J. 31, p. 054-089, passed 4/11/05)

(4) If the Commission recommends against the proposed Historic District designation, then it shall set forth its written recommendation and shall transmit its recommendation to the City Council, to the Owners of all Property within the proposed Historic District, and to the parties appearing at the public hearing. If the Commission does not make any recommendation with respect to the proposed Historic District designation within the 30-day time period, as the same may be extended, such inaction shall be deemed to be a recommendation against the proposed Historic District designation and that recommendation shall be forwarded to the City Council, Owners, and other parties in accordance with the terms of this Subsection. (Ord. 20-05, J. 31, p. 054-089, passed 4/11/05)

(G) Failure to Act by Commission.

If the Commission does not, or cannot, act to either recommend for or against a Historic District designation to the City Council within 180 days after the date on which the Commission adopted its resolution making a preliminary Historic District designation pursuant to Subsection 24.026(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 a recommendation against the proposed Historic District designation and that recommendation shall be forwarded to the City Council in accordance with the terms of Paragraph F(5) of this Section. (Ord. 20-05, J. 31, p. 054-089, passed 4/11/05)

(H) City Council Consideration of Designation.

(1) Review of Findings.

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 Historic District designation of any Regulated Structure. (Ord. 20-05, J. 31, p. 054-089, passed 4/11/05)

(2) Approval of Recommendation.

The City Council may, by ordinance duly adopted, designate as a Historic District any Area for which it receives a recommendation from the Commission under the procedures set forth in Subsections 24.026(F) and (G) of this Chapter, provided that the City Council independently finds and determines that the proposed Historic District satisfies the criteria set forth in Section 24.016 of this Chapter. The adoption of the Ordinance shall be deemed to be the final disposition on the Historic District designation by the City Council. (Ord. 20-05, J. 31, p. 054-089, passed 4/11/05)

(3) Rejection of Positive Commission Recommendation.

The City Council may, by resolution duly adopted, reject a positive recommendation of the Commission and determine that an Area does not meet the criteria for Historic District designation. The adoption of the resolution shall be deemed to be the final disposition on the proposed Historic District designation by the City Council, and the Regulated Structures located within the Area shall, as of the date of adoption of such resolution, no longer be Regulated Structures. (Ord. 20-05, J. 31, p. 054-089, passed 4/11/05)

(4) Failure to Act by City Council.

In the event that the City Council does not, for any reason, within 90 days of its receipt of the Commission recommendation, either (a) adopt an ordinance designating a Historic District, or (b) adopt a resolution rejecting a proposed Historic District, the City Council shall be deemed to have rejected the nominated District. Such inaction shall be deemed to be the final disposition on the proposed Historic District designation by the City Council, and the Regulated Structures within the proposed Area shall, as of the last day of the 90 day time period, no longer be Regulated Structures. (Ord. 20-05, J. 31, p. 054-089, passed 4/11/05)

(I) Successive Applications. No proposed Historic District designation that fails to be approved pursuant to the provisions of this Section, and no proposed Historic District designation that is substantially the same as any such Failed District (collectively, "Failed District"), shall be resubmitted or considered for a period of two years from the date of the final disposition of the Failed District under the terms of this Section; provided, however, that a new designation nomination for the Failed District may be submitted and considered at any time in the future so long as all of the Owners of the Failed District nominate the Failed District for designation. (Ord. 20-05, J. 31, p. 054-089, passed 4/11/05)