

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, September 8, 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, September 8, 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. August 11, 2011
- IV. **Scheduled Business**
  - A. Demolition Review
    1. 980 Park Avenue
- V. **Discussion Items**
  - A. Hazel Ravine Drive Walking Tour Narratives
  - B. 2012 Budget Goal Ideas
- VI. **Business From the Public**
- VII. **Other Business**
  - A. Preservation Awards Judges
  - B. Next meeting scheduled for October 13, 2011
- VIII. **Adjournment**

**City of Highland Park  
Historic Preservation Commission  
Minutes of August 11, 2011  
7:30 p.m.**

**I. Call to Order**

Chairwoman Sogin 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:* Sogin, Rotholz, Fradin, Bramson, Curran

*Members Absent:* Temkin

*Ex-officio Members Present:* Axelrod, Benjamin

*City Staff Present:* Cross, Sloan

*Others Present:* Wayne Benjamin (711 Marion), Bill Levy, Patrick Schwartz (1923 Lake Avenue), Walter Street, Dr. James Green (721 Marion), AJ Chalom

**III. Scheduled Business**

**A. Approval of Minutes**

Chairwoman Sogin asked for approval of the minutes of the July 14, 2011 HPC Meeting. Commissioner Fradin made a motion to approve the minutes as submitted. Commissioner Bramson seconded the motion. The motion was approved by a unanimous vote (5-0)

**B. Demolition Review – 721 Marion Avenue**

Staff summarized the demolition application, indicating that the house is appearing before the Commission as a matter of policy because it does not appear in any of the City's Architectural Surveys. The applicants, Dr. Green and his architect Walter Street, were present and indicated that the intent was to demolish the house and build new. Mr. Street shared some of the maintenance and drainage issues that the existing house has struggled with. Dr. Green indicated he lived there for 12 years and intends to occupy the new house on the lot.

Chairwoman Sogin indicated that the house did not appear to satisfy any landmark criteria from Chapter 24. Commissioner Fradin concurred.

- Motion finding that the house at 721 Marion does not satisfy any landmark criteria: Commissioner Bramson
- Second: Commissioner Fradin
- Vote: 5-0 Motion passes.

**C. Certificate of Appropriateness Amendment – 1923 Lake Avenue**

Staff presented a summary of the changes proposed to the approved renovation and rehabilitation plans for the Mary Adams house at 1923 Lake Avenue. The planter at the front entry will no longer be built, and the window arrangement on the north enclosed porch will be revised from the original plans.

The property owners, Bill Levy and Patrick Schwartz, were present to answer questions. They indicated that the State IHPA played a helpful role in determining what could and couldn't be done to the house to maintain adherence to the Standards of Rehabilitation. The state office has reviewed and approved the plans that were presented to the HPC at this meeting.

- Commissioner Curran made a motion to approve the amendments as proposed.
- Commissioner Rotholz seconded the motion.
- Vote: 5-0 Motion passes.

#### **D. Historic District Discussion**

Staff presented information about the procedures and standards for establishing historic districts in Highland Park. There are Unified and Non-Contiguous districts, and they both require at least 10 properties before a nomination can be submitted to create a new one.

The house at 1894 Lake was discussed. It was reiterated that the house is not a landmark at present, and that it does not meet the standards to be landmarked without owner consent. The bank ownership was discussed, and the fact that mold remediation was undertaken while the house was under bank ownership.

Ex-Officio member Axelrod shared the difficulties that have been encountered while trying to establish historic districts in the past. They can take a lot of work without a guaranteed outcome.

The Commission looked at maps of the neighborhood around 1894 Lake and discussed properties with potential to be incorporated into a new historic district.

Commissioner Sogin indicated she would initiate an informal discussion with the neighbors to gauge their interest in establishing a district. The benefits of being in a district need to be outlined and shared. Commissioner Fradin shared the importance of this and provided some historical context from the Belle Avenue Historic District approval process.

Commissioner Bramson indicated that some promotional materials about the benefits of historic districts would be helpful in drumming up support.

#### **IV. Discussion Item**

##### Hazel Ravine Drive Walking Tour:

Staff indicated the written narratives are complete and the next step is to work on getting them recorded. The Commission discussed generating funds for printing the brochure. Planning Manager Sloan indicated she would check to see if the 2012 HPC budget could be modified to pay for printing brochures. Chairwoman Sogin indicated she would appreciate any assistance in additional editing of the narratives, and that she would send them out to the Commission for feedback.

2011 HPC Awards

Staff asked the Commission for ideas for judges. The Commission recommended considering graduate students in architecture.

1401 St. Johns

Leah Axelrod indicated this house would make a valuable addition to the City's landmark list. She offered to initiate contact with the property owner to see if there was interest.

**V. Adjournment**

Chairwoman Sogin adjourned the meeting at 8:55 pm.

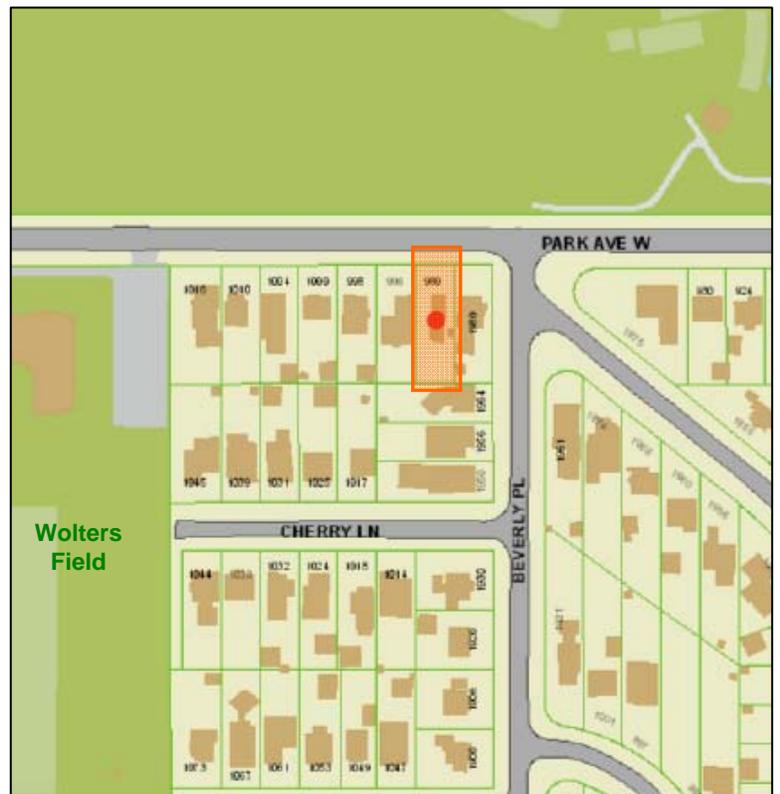
## MEMORANDUM

Date: September 8, 2011

To: Historic Preservation Commission

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

Subject: **980 Park Avenue Demolition Review**



A demolition application has been submitted for the house at 980 Park Avenue. The property does not appear in any of the City's historical surveys, so the demolition has been brought before the Historic Preservation Commission for a review.

The 828 square-foot house was located at the current address in 1953. The structure was originally built at 710 Central Avenue, but was moved when that area began converting to heavier commercial use. A 1953 building permit was issued for a new concrete and block basement, a new heating system, and the relocation for the house at 980 Park

Avenue. The house's original date of construction is unknown. The property currently has an assessed value of \$92,000.

The house has not been occupied since late winter of 2010, and it is currently undergoing Code Enforcement proceedings with the City's Community Development Division. According to the Enforcement Officer, complaints stretch back a few years. The most recent violations are concerning a broken water pipe in the interior that resulted in a significant amount of damage. The water service to the house has not been repaired, so the house is considered uninhabitable at this time.

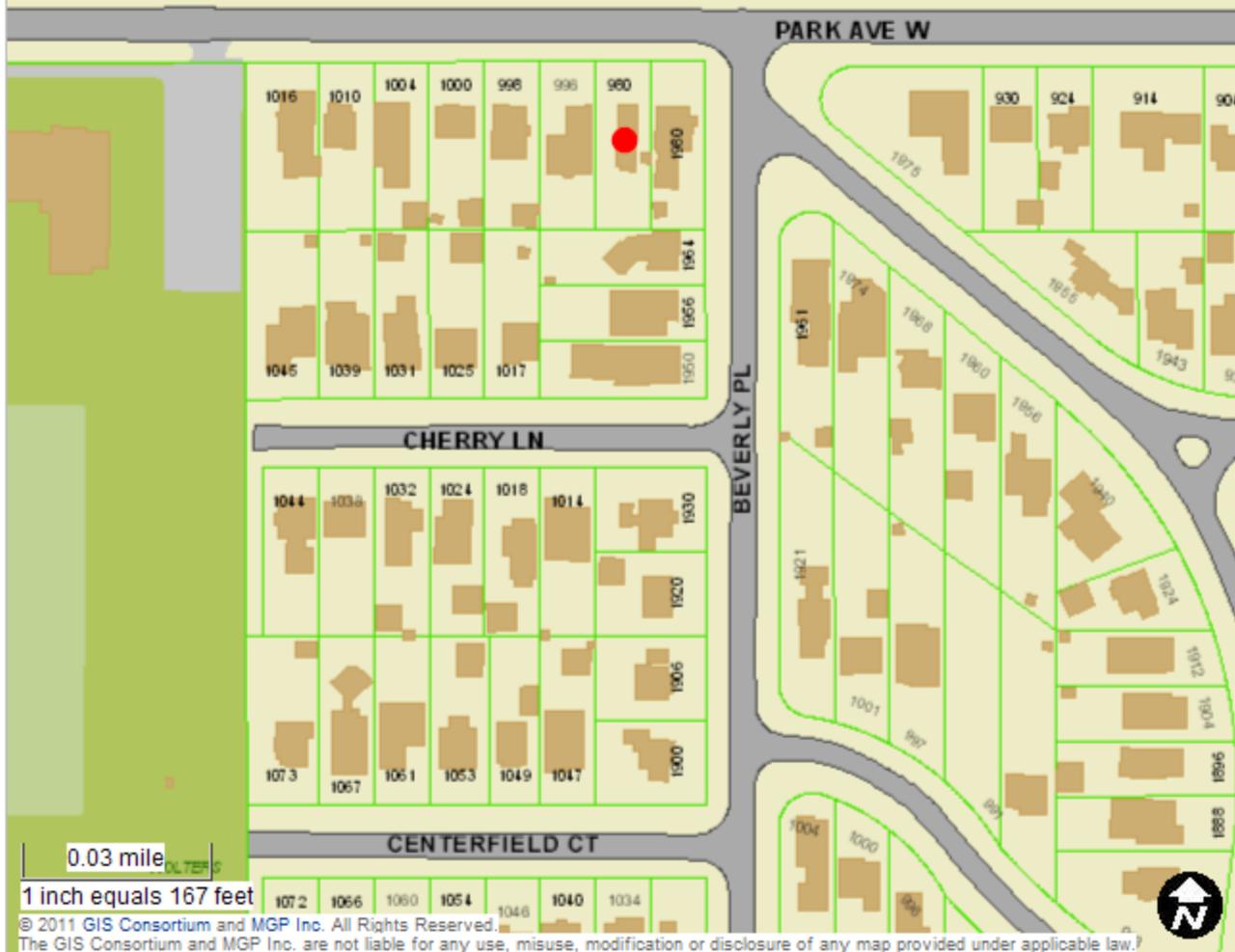
### **Landmark Criteria**

Below are the landmark criteria as outlined in Chapter 24, "Historic Preservation":

- 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.

#### **Attachments:**

- Site Photographs
- Building Permits from the 1953 relocation of the house







NOTE:—No permit will be issued until this application has been Submitted to the building department, completely filled in. Print or type

# Building Department, City of Highland Park, Lake County, Illinois APPLICATION FOR BUILDING PERMIT

Permit No. 7372

Highland Park, Illinois, Aug 17 1953

I, V.T. McMAHON + Leslie DeLHAYE, the undersigned owner hereby apply to the Building Department of the City of Highland Park, Illinois, for a permit to erect, alter, construct or enlarge the structure or part thereof hereinafter described, and if granted the permit applied for I will comply with all the requirements of the City Ordinances relating thereto and pay the fees required by said Ordinances.

The building or structure is, (or is to be), used for the purpose of FAMILY DWELLING -  
Single Family Dwelling, Business, etc.

and is (or is to be), located on lot 2 block NONE Subdivision \_\_\_\_\_ or \_\_\_\_\_  
J-S-HOVLAND SUB. SECOND ADD TO HIGHLAND PARK  
FIRST

Street address 980 West Park Ave West Give any other legal description \_\_\_\_\_

### CONSTRUCTION DATA

Average width of lot 50 FT Average depth of lot 150 FT Area of lot 7600 Sq Ft  
List below all buildings, existing and contemplated, and show whether dwelling, etc. or accessory buildings.

Buildings	Width Over All	Length Over All	Height Grade to Peak	Height A.I.A. Standards	Ground Area of Building	Volume Cubic Feet
<u>ONE</u>	<u>18' 2 1/2"</u>	<u>46'-4"</u>	<u>17 FT</u>		<u>735 FT</u>	<u>5880</u>

### NEW BUILDINGS

The building is to be constructed of \_\_\_\_\_ No. of stories \_\_\_\_\_ No. of rooms \_\_\_\_\_  
Frame, Brick, Concrete, etc., or any combination thereof

No. of bath rooms \_\_\_\_\_ No. of plumbing fixtures \_\_\_\_\_, bath tubs \_\_\_\_\_  
lavatories \_\_\_\_\_, toilets \_\_\_\_\_, shower stalls \_\_\_\_\_, showers over tubs \_\_\_\_\_, kitchen sinks \_\_\_\_\_  
slop sinks \_\_\_\_\_, laundry tubs \_\_\_\_\_, floor drains \_\_\_\_\_

Any Other \_\_\_\_\_ Heating \_\_\_\_\_  
Warm Air, Hot Water, etc.

Fuel \_\_\_\_\_ Is building Air Conditioned? \_\_\_\_\_ Artificial ventilation? \_\_\_\_\_ Basement? \_\_\_\_\_ Attic? \_\_\_\_\_  
Oil, Gas, Coal, etc. Yes or No Yes or No Yes or No Yes or No

Utility room \_\_\_\_\_ Kind of foundation walls \_\_\_\_\_ Thickness \_\_\_\_\_ Depth of footing below \_\_\_\_\_  
Yes or No Concrete, Brick, etc.

grade \_\_\_\_\_ Thickness \_\_\_\_\_ width \_\_\_\_\_ Thickness of masonry walls above foundation; 1st Sty \_\_\_\_\_  
2nd Sty \_\_\_\_\_, 3rd Sty \_\_\_\_\_ Roof \_\_\_\_\_ Garage \_\_\_\_\_  
Shingle, Comp., etc., on Frame, Steel, etc. Attached or Unattached

Constructed of \_\_\_\_\_ No. of stalls \_\_\_\_\_  
Frame, Brick, etc.

### Following data for ALTERATIONS, ADDITIONS, ETC.

Note: Show number of buildings existing, lot data, etc., in space provided above.  
Omit Cubic Contents

The work contemplated consists of MOVING TO ABOVE LOCATION - NEW CONCRETE  
Interior work - add'l rooms - dormers - exterior add's, add'l baths, etc. 02

+ BLOCK BASEMENT - NEW HEATING PLANT - NEW SHINGLE ROOF - REPAIR

+ PAINT EXTERIOR

and is to be of BUILDING IS FRAME -

No. of rooms in present building \_\_\_\_\_ No. rooms added \_\_\_\_\_ Total when completed \_\_\_\_\_

Ground area of additions \_\_\_\_\_ Total ground area of existing building and additions 735 FT No. bath rooms ONE  
ONE No. bath tubs ONE Lavatories ONE Toilets ONE Shower stalls NONE  
Showers over tubs NONE Kitchen sinks ONE Slop sinks \_\_\_\_\_ Laundry tubs ONE, any other \_\_\_\_\_

New electric work: \_\_\_\_\_ Heating additions? \_\_\_\_\_ Fuel \_\_\_\_\_  
Yes or No Yes or No Oil, Gas, Coal, etc.

Remarks—for any additional information clarifying work to be done. MOVE HOUSE FROM 710 CENTRAL AVE + ABOVE LOCATION -

The items are more fully set forth in the plans submitted with this application. The total cost as estimated, of the work contemplated, includes all the branches of labor, all materials, all appurtenances, and all other necessary expenses to completely erect, alter, construct or enlarge the building or structure. Such cost is itemized as follows:

### PRINT OR TYPE

Unit of Contract	Name of Contractor	Address	Phone	Amount of Contract
General				\$ _____
Excavating				\$ _____
Concrete				\$ _____
Masonry				\$ _____
Plumbing				\$ _____
Carpentry				\$ _____
Electric				\$ _____
Sheet metal				\$ _____
Structural iron				\$ _____
Plastering				\$ _____
Heating				\$ _____
Painting				\$ _____
Others Not Listed Above				\$ _____
Total Cost of Building				\$ <u>ESTIMATED ABOUT 6000.00</u>
Owner's name	<u>V.T. McMAHON + L. DeLHAYE</u>	Address <u>1288 S + JOHNS</u>	Phone <u>2843</u>	
Architect		Address _____	Phone _____	

I

To Be Filled in by Building Department

Building Class 3-Renodal Zone D

Plans checked by Rze Date 8-17, 1953 Application checked by Rze Date 8-17, 1953

Permit authorized by Rze Date 8-11, 1953 Permit issued, date Aug. 25, 1953 Permit No. 7372

Street deposit job order No. N.D. Amount of deposit \$ --- Date ---, 19---

Street obstruction Permit No. --- Date ---, 19--- Street obstruction Bond No. ---

Street number 980 Park Ave West Issued by Rze Cert. No. Rze Date 8-20, 1953

Electric Permit No. --- Tank burner Permit No. --- Sanitary sewer tap No. ---

Storm sewer tap No. --- Water tap No. --- Driveway Permit No. --- Sidewalk Permit No. ---

**CITY OF HIGHLAND PARK**  
LAKE COUNTY, ILLINOIS  
**Building Permit**

Permit No. **7372**

Estimated total cost --- Fee 221.00 Date August 25, 1953  
(Exclusive of lands and landscaping)

Permission is hereby granted to V.T. McMahon Name of Contractor

to remodal a foundation only building on lot 2  
Construct - Remodel - Alter Frame - Masonry - Etc.

Block --- Subdivision J.S. Hovland Sub. second add'n to H.P.

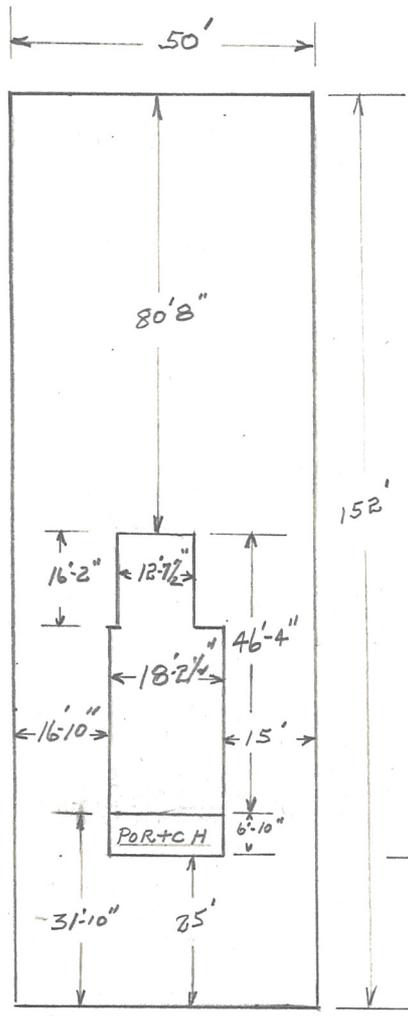
No. 980 St. Park Avenue West

Owner's name V.T. McMahon and L. Delhaye Building Class 3-renodal Zone D

This permit is granted, subject to information submitted by the owner on proper application forms and on plans and details submitted therewith. No error or omission in either the said application or plans, as filed with the Building Department, whether approved or not, shall relieve the applicant from conforming with all the ordinances of the City of Highland Park relating thereto. Any change or alteration from the application or plans as submitted must be referred to the Building Inspector before being made.

R.F. Catoble

SCALE  $\frac{1}{32}'' = 1'0''$



25' BLDG LINE

C4  
I

No error or omission in either the plans or application, whether said plans and application has been approved by the building department or not, shall permit or relieve the applicant from constructing the work in any other manner than that provided for in the ordinances of this City, relating thereto. The owner having read the application for the building permit and for certificate of occupancy and having checked the plot plan hereon shown and fully understanding the intent thereof, declares that the statements made and the drawings shown are true to the best of his or her belief.

Do not sign unless you have read and checked this application and everything is complete.

Signature of owner V.T. McMahon  
Present address J 40 Central Ave Phone HI 2-4100

Date August 25, 19 53

Building Permit No. 7372

Inspected by..... Date.....

For certificate of occupancy

Location of Building — No. 980 Street Park Avenue West

Name of Owner V.T. McMahon and L. Delhaye

Present Address 1288 St. Johns Phone Hi 2-2843

Type of Construction remodal foundation only

Architect none Address..... Phone.....

General Contractor owners Address..... Phone.....

Permit issued to V.T. McMahon to construct a remodal single family dwelling

building on Lot 2 Blk. J.S. Hovland first add'n to H.P.

Builder's estimate \$6,000. Permit fee. \$21.00 Job Order No. N.D. Amt. \$ ----

Location of building on Lot verified 8-26- 19 53 by H. Sasel

Sanitary provisions approved by.....

Other Inspections Posted Card.

House moved # 345 - 10-9-53

10-22-53 Ddd trees ne they base only 8" wds. See  
letters of 10-26-53. p. 2.

Electrical Contractor ..... Address .....

Wiring Permit No. .... Issued ..... No. Fixtures .....

Floor Area ..... No. 15 Amp. Circuits required ..... No. 20 Amp. Circuits required .....

Size of main wire ..... Size of branch wire ..... System .....

No. of Openings ..... No. Sockets ..... No. Circuits ..... No. Motors ..... No. Ranges .....

Other Appliances .....

Inspection by ..... Date .....

Plumbing Contractor *Jack Moran* ..... Address *602 Laurel Avenue* .....

Water Tap No. *5278* Sewer Tap No. *Septic Tank 194* Job Order No. *7045* Issued *10-14-53* Paid *50.00* .....

Work Order No. *1503* ..... Storm Tap No. ....

No. Catch Basins ..... No. Lavatories ..... No. Toilets .....

No. Baths ..... No. Sinks ..... No. Laundry Tubs .....

No. Shower Baths ..... No. Stacks ..... Other Items .....

Inspections .....

Downspouts connected to ..... 19..... No.....

Kind of heat ..... Name of Burner .....

Tank and Burner Inspection .....

Driveway Permit No. .... Date ..... 19..... Contractor .....

Type .....