

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, October 13, 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, October 13, 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. September 8, 2011

IV. Scheduled Business

A. Determination of Significance

1. 980 Park Avenue

V. Discussion Items

A. Hazel Ravine Drive Walking Tour Brochure

B. 2012 Historic Preservation Awards

1. Finalize a Date for Ceremony

2. Lifetime Recognition Award

3. Certificate of Recognition / Appreciation

C. Historical Society Discussion

VI. Business From the Public

VII. Other Business

A. Next meeting scheduled for November 10, 2011

VIII. Adjournment

**City of Highland Park
Historic Preservation Commission
Minutes of September 8, 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, Fradin, Temkin, Curran, Becker

Members Absent: Rotholz, Bramson

City Staff Present: Cross

Others Present: AJ Chalom

III. Scheduled Business

A. Approval of Minutes

Chairwoman Sogin asked for approval of the minutes of the August 11, 2011 HPC Meeting. Commissioner Fradin made a motion to approve the minutes as submitted. Commissioner Curran seconded the motion. The motion was approved by a unanimous vote (5-0)

B. Determination of Significance – 980 Park Avenue

- No representatives for this application were in attendance when the meeting began, so discussion was delayed to allow time for the petitioners to arrive at the meeting.

IV. Discussion Item

Hazel Ravine Drive Walking Tour:

Staff indicated that work is underway on updating the brochure design for the second walking tour. Chairwoman Sogin stated that the recording of the narratives is tentatively scheduled for mid-October. Commissioner Temkin submitted her narrative for 511 Ravine Drive.

Historic District Discussion

Chairwoman Sogin indicated she had spoken with several historic homeowners in the Lake / Laurel area. A time had been arranged to have an informal discussion with the owners, but several neighbors had reached out with negative comments about a potential district. To encourage an open dialog, the idea was presented to have a discussion with the public at an upcoming HPC meeting. The process, requirements, and benefits of a district could be explained to the public at that time.

2012 HPC Workplan

Staff presented the workplan for 2012. The Commission's budget goals are:

- Publishing two historic articles in the Highlander Newsletter

- Hosting an informational luncheon or seminar about the benefits of historic preservation, landmarking, and historic districts.
- Facilitating another awards program in 2012.
- Motion to approve the 2012 workplan: Commissioner Temkin
- Second: Commissioner Curran
- Vote: 5-0 Motion passes

2011 HPC Awards

Staff indicated that no nominations had been submitted as yet. Staff raised the idea of awarding certificates of recognition to recent projects of note if no historical nominations were submitted. The Commission was responsive to the idea, and Commissioner Fradin suggested including an Achievement Award for local residents who have made an impact in local historical preservation over the years.

B. Determination of Significance – 980 Park Avenue

Discussion began at 8:05 pm. 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 house was originally located at 710 Central Avenue, but was relocated to the current address in 1953. It was located across from what is now Sunset Foods. Chairwoman Sogin shared her suspicion that the house was likely constructed in the late 19th Century and was part of the affordable housing stock that was common on the west side of the railroad tracks in early Highland Park.

No petitioners were available to answer further questions about the condition of the house and history of the current ownership. The Historic Preservation Commission indicated that further information would be preferable before rendering a determination of significance on 980 Park.

- Motion to continue the determination of significance for 980 Park until the Historic Preservation Commission Meeting on October 13, 2011: Commissioner Curran. .
- Second: Commissioner Temkin

Vote: 5-0 Motion passes.

V. Adjournment

Chairwoman Sogin adjourned the meeting at 8:40 pm.

MEMORANDUM

Date: October 13, 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.

This petition appeared on the agenda for the previous HPC meeting on September 8th, but the applicant was not present at the meeting to represent the application or answer questions. The Commission tabled the discussion and continued the petition to the October 13th agenda.

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

Street address 980 West Park Ave West
Give any other legal description _____
FIRST

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 _____

Heating _____
Any Other _____ 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. OR I
+ BLOCK BASEMENT - NEW HEATING PLANT - NEW SHINGLE ROOF - REPAIR
+ PAINT EXTERIOR

and is to be of BUILDING IS FRAME -
Frame, brick, concrete, etc., or any combination thereof

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 _____	

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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 321.00 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. Howland Sub. second add'n to H.P.

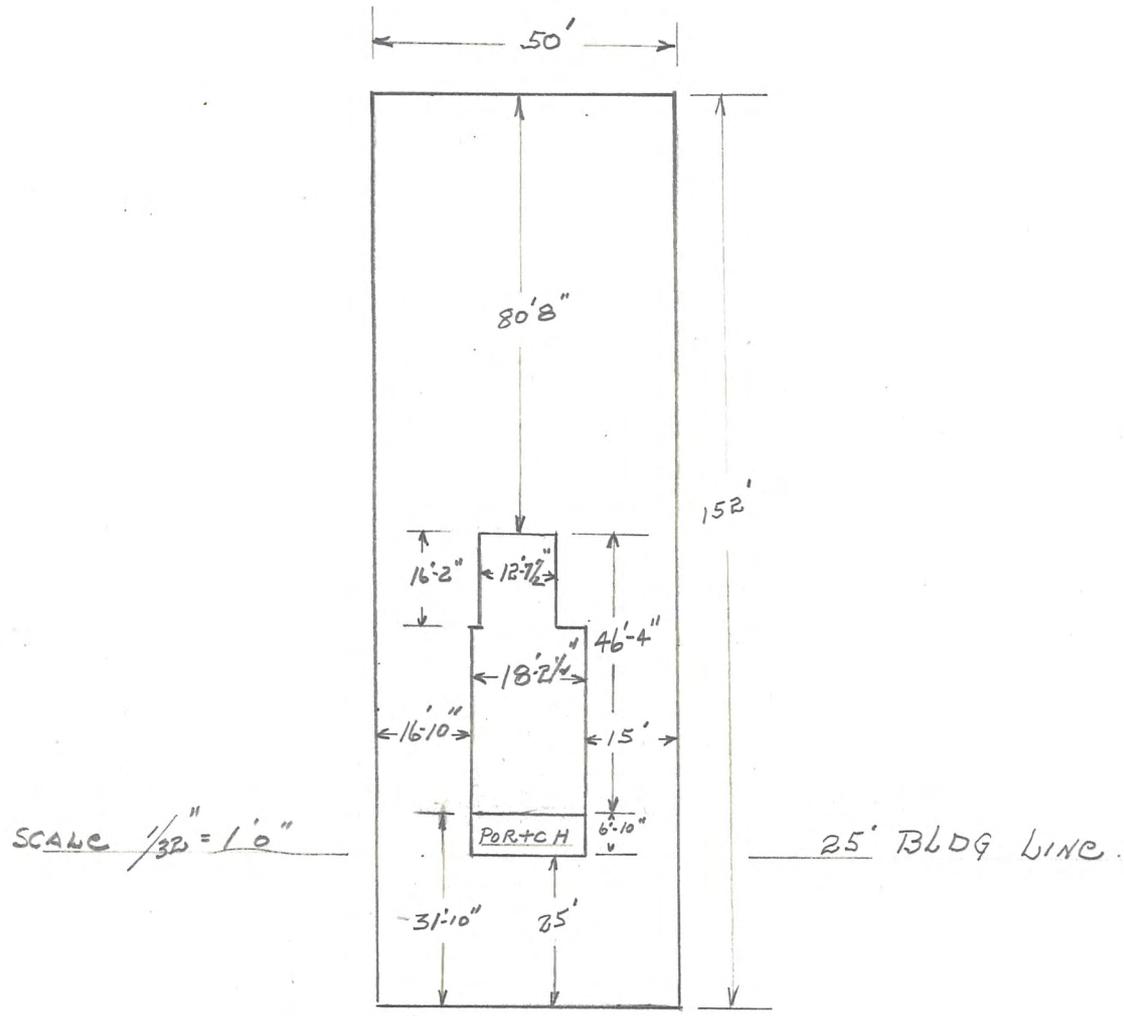
No. 980 St. Park Avenue West

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. Catabole

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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. Sub'n. 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 Coated Card.

House moved # 345 - 10-9-53
10-22-53 Ditch trees near flag base only 8" wide. See
letters of 10-26-53. P.K.

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 *607 Laurel Avenue*

Water Tap No. *5278* Sewer Tap No. *Septic Tank 1961* Job Order No. *7045* Issued *10-14-53* Paid *50.00*

Work Order No. *1303* 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