

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, November 10, 2011, at Highland Park City Hall, 1707 St. Johns Avenue, Highland Park, Illinois, during which meeting there will be a discussion of the following:

City of Highland Park  
Historic Preservation Commission  
**Thursday, November 10, 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. October 13, 2011
- IV. **Scheduled Business**
  - A. Determination of Significance
    - 1. 1055 Golf Avenue
  - B. Certificate of Appropriateness
    - 1. 325 Prospect – Replacement of old garage with new
- V. **Discussion Items**
  - A. 405 Sheridan Road – Landscape Plan Discussion
- VI. **Business From the Public**
- VII. **Other Business**
  - A. Next meeting scheduled for December 8, 2011
- VIII. **Adjournment**

**City of Highland Park  
Historic Preservation Commission  
Minutes of October 13, 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, Rotholz

*Members Absent:* Bramson

*City Staff Present:* Cross, Sloan

*Others Present:* Jack Katz, Lilah Katz (980 Park Avenue), Rob Rotering (Highland Park Historical Society)

**III. Scheduled Business**

**A. Approval of Minutes**

Chairwoman Sogin asked for approval of the minutes of the September 8, 2011 HPC Meeting. Commissioner Fradin made a motion to approve the minutes as submitted. Commissioner Temkin seconded the motion. The motion was approved by a unanimous vote (6-0)

**B. Determination of Significance – 980 Park Avenue**

Staff gave a brief presentation regarding the historical research and background regarding this petition. Originally it was scheduled for discussion on the agenda for the previous HPC meeting, but no members representing the application appeared at the meeting. The commission tabled the discussion to the October meeting.

Jack Katz and his sister Lilah were in attendance and answered questions from the Commission. They purchased the property six years ago as an investment, but found recently that the costs of maintaining the house were increasingly not worth the returns. After exploring alternatives, they eventually decided to pursue a demolition. Commissioner Fradin asked if the petitioners intended to rebuild on the lot, or sell it as a vacant property. The applicants indicated their plan was to market the vacant lot.

Commissioner Sogin shared her suspicion that this house was built in the 1880's as part of the City's original housing stock for laborers and service workers west of the Green Bay Trail. The Commission agreed that this house must have been special to someone because it had been relocated from Central Avenue to the present location in 1953, and it was unfortunate that no documentation existed to trace more of the history of the house.

The Commission discussed the Landmark Criteria in Chapter 24 as they applied to this petition. It was agreed that while the house could partially satisfy several of the standards, they did not fulfill any of them to an extent that would justify the preservation of the structure.

Commissioner Becker asked if the petitioners might be interested in delaying the demolition of the house after the Commission had approved it to see if there was any interest in preserving the house in the private market. The Commission informed the petitioners that the demolition approval would be valid for up to one year. The petitioners indicated they would consider delaying the demolition of the house to investigate whether the property could be sold with the house intact.

- Motion finding that the house at 980 Park Avenue does not satisfy any landmark criteria:  
Commissioner Curran
- Second: Commissioner Rotholz
- Vote: 6-0 Motion passes.

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

##### Hazel Ravine Drive Walking Tour Brochure:

Staff indicated that work had begun for designing the new brochure. The designer gave a quote of \$720 for the graphic design of the work. Printing the brochure could be expected to cost an additional \$1,000. Planning Manager Linda Sloan indicated she would look at the current budget situation to see if money could be found or reallocated to assist with the costs. Chairwoman Sogin indicated that she could pursue a discussion with the City Council to ask if the money could be found elsewhere. Commissioner Rotholz asked if the electronic source files from the previous brochure were available. Staff indicated they would look through archives and report back.

##### 2011 Historic Preservation Awards

Staff indicated that five nominations for the awards had been submitted. The jurors had completed a driving tour and had decided upon the winners. Staff shared the nomination packets with the Commission and discussed the houses. The Commission agreed that with three winners to honor, awards for recognition and appreciation no longer needed to be a part of this year's program. A Lifetime Recognition program, however, was still a priority, and honorees for this year as well as next year were discussed. The date for the ceremony was set for December 1, 2011. Chairwoman Sogin offered to host the ceremony at her house again, if no other options presented themselves in the meantime.

##### 2012 HPC Meeting Dates

The Commission reviewed the resolution with the 2012 meeting dates

- Motion to approve the 2012 Meeting Dates Resolution for the Historic Preservation Commission: Commissioner Fradin
- Second: Commissioner Rotholz
- Vote: 6-0 Motion passes

##### Highland Park Historical Society

Rob Rotering was present from the Historical Society to discuss opportunities for the HPC and the Historical Society to work together. Chairwoman Sogin indicated the two entities have operated separately for many years and the time was right for more cooperation. Members of the Historical Society have donated services over the years, including the recordings for the walking tours. The shared constituency between the groups can also be a mutual benefit for future activism and recognition. Mr. Rotering indicated the Historical Society is looking for ways to increase its visibility and relevancy within the community and would be approaching the City for an annual contribution to the Society's annual operating budget. It was agreed that a collaboration between the Historical Preservation Commission and the Historical Society would be mutually beneficial. As a first step, the Commission and the Society are going to reach out to the Ravinia neighbors to

discuss a historic walking tour. Resources and experience are available from the HPC and the Historical Society that can help them move forward quickly.

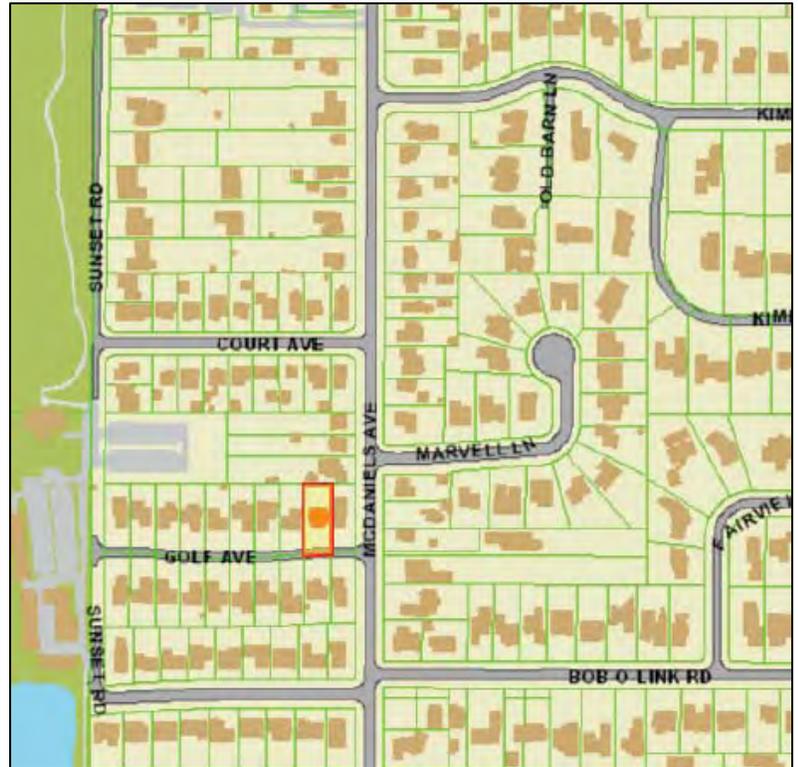
**V. Adjournment**

Chairwoman Sogin adjourned the meeting at 9:15 pm.

# MEMORANDUM

Date: November 10, 2011  
To: Historic Preservation Commission  
From: Andy Cross, Planner II  
Subject: Proposed Demolition of 1055 Golf Avenue

<i>Address:</i>	1055 Golf Avenue
<i>Built:</i>	1952
<i>Style:</i>	Ranch
<i>Structure:</i>	Single Family Residence
<i>Architect:</i>	Robert L. Brandt, Highland Park Builders
<i>Original Cost:</i>	\$13,400
<i>Current Assessed Value:</i>	\$115,795
<i>Alterations:</i>	No significant alterations have been identified.
<i>Significant Features:</i>	The house appears to be one of several prototypical house models used in this 1952 housing development.



1055 Golf Avenue is a Ranch-style house built in 1952 and designed by Robert L. Brandt. It is one of ten houses in the Sunset View Subdivision that he designed and appears to be one of three built by Highland Park Builders in this development. Archived architectural drawings showed elevations and floor plans for House A, House B, and House C. The houses had minor design variations and were oriented differently on their respective lots. 1055 Golf appears to have been a House A design, and the other variations can be seen on the aerial photo of the other remaining Brandt-designed Ranches in the development (see attachments).

The 2005 Bob-o-Link historical survey references this development and the Brandt houses with the following paragraph:

“In 1953, Sunset View Builders was reported to have opened its new subdivision along Golf Avenue. Forty homes were planned for the project, 12 of which were nearly finished in May of that year. The residences, for which Adler & Maxon were agents, were priced at approximately \$25,000 each [*Chicago Daily Tribune*, May 17, 1953]. The architect for many of these homes was Robert Brandt.”

Julia Johnas located the 1953 newspaper article cited above and it is included with the attachments to this memo.

The Sunset View Subdivision, platted in 1951, created 20 lots. According to the historical survey, Robert Brandt designed the following ten houses in the subdivision:

Address	Date	Rating	Architect	Demolished
1054 Golf Ave	1952	C	Robert L. Brandt	2006
1055 Golf Ave	1952	C	Robert L. Brandt	
1062 Golf Ave	1952	C	Robert L. Brandt	2005
1063 Golf Ave	1952	C	Robert L. Brandt	
1071 Golf Ave	1952	C	Robert L. Brandt	2005
1079 Golf Ave	1952	C	Robert L. Brandt	2004
1087 Golf Ave	1952	C	Robert L. Brandt	
1093 Golf Ave	1952	C	Robert L. Brandt	
1101 Golf Ave	1952	C	Robert L. Brandt	
1107 Golf Ave	1952	C	Robert L. Brandt	

As the table above shows, four houses have already been demolished. The remaining houses can be seen in the attached aerial photo. Research did not reveal any biographical information about Robert Brandt. He was not a member of the American Institute of Architect when the 1956 Members List was printed, and isn't referenced in the historical surveys beyond the references to the Sunset View Development and the houses listed above.

**Landmark Criteria**

Below are the landmark criteria from the City Code:

- 1) It demonstrates character, interest, or value as part of the development, heritage, or cultural characteristics of the City, county, state, or country.
- 2) It is the site of a significant local, county, state, or national event.
- 3) It is associated with a person or persons who significantly contributed to the development of the City, County, State, or Country.
- 4) It embodies distinguishing characteristics of an architectural and/or landscape style valuable for the study of a specific time period, type, method of construction, or use of indigenous materials.

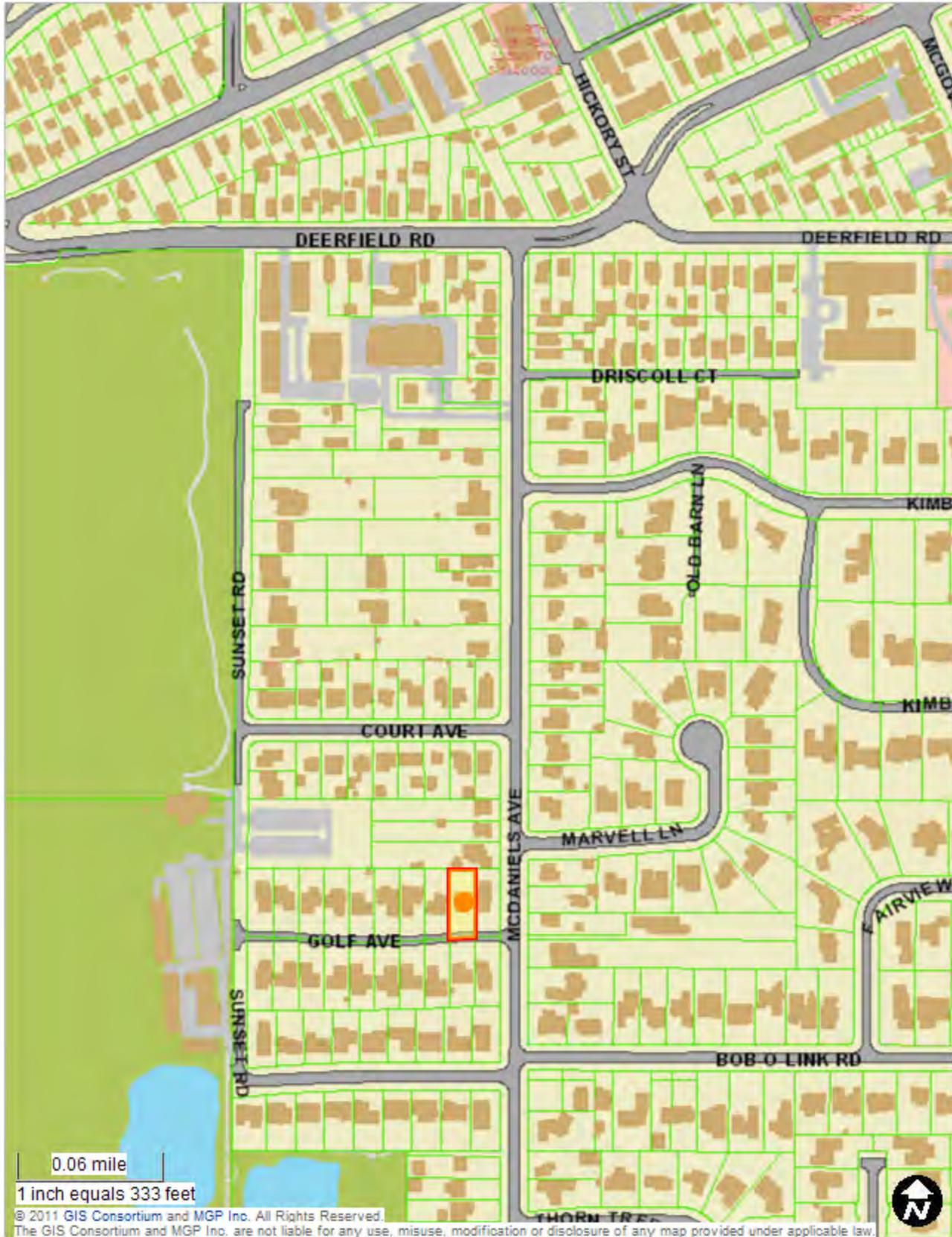
- 5) It is identifiable as the work of a notable builder, designer, architect, artist, or landscape architect whose individual work has influenced the development of the City.
- 6) It embodies, overall, elements of design, details, materials, and/or craftsmanship that renders it architecturally, visually, aesthetically, and/or culturally significant and/or innovative.
- 7) It has a unique location or it possesses or exhibits singular physical and/or aesthetic characteristics that make it an established or familiar visual feature.
- 8) It is a particularly fine or unique example of a utilitarian structure or group of such structures, including, but not limited to farmhouses, gas stations or other commercial structures, with a high level of integrity and/or architectural, cultural, historical, and/or community significance.
- 9) It possesses or exhibits significant historical and/or archaeological qualities.

#### Recommended Action

The Commission is asked to review the structure per the Landmark Criteria listed above. If the Historic Preservation Commission determines that the Structure that is the subject of the Demolition Application satisfies “one or two of the Landmark Standards, then the Commission shall have a 180-day review period, commencing on the Application Completion Date, within which to receive applications for Landmark nominations for the Structure.” (Chapter 170 of the City Code)

#### Attachments

- Location Map
- Site Photos
- 1952 Building Permit and Application
- Map Identifying the Sunset View Subdivision
- Aerial Photograph of the Subdivision Showing the Brandt Homes
- 1953 Newspaper Article from the *Chicago Daily Tribune*





Inspected by Suscha Date.....  
Date 10-20 19 54 certificate of occupancy Building Permit No. 2850 990  
Location of Building—No. 1055 Street GOLF COURT AVE  
Name of Owner HIGHLAND PARK BUILDERS  
Present Owner 120 S. LA SALLE AVE Phone FR 2-8708  
Type of Construction BRICK FEM' 7' 2" 176' BST W A 9 Remodeling.....  
Architect ROBT. L. BRANDT Address 120 S. LA SALLE Phone FR 2-8708  
General Contractor OWNER Address..... Phone.....  
Permit issued to OWNER to construct a SINGLE FAMILY DWELLING  
building on Lot 2 Blk..... Sub'n SUNSET VIEW  
Builder's estimate 18,000- Permit fee 61- Job Order No. 6368 Amt. \$ 50-  
Location of Lot verified..... 19..... by.....  
Other inspections.....  
Deposits..... Sidewalks Planked.....  
Remarks.....  
.....  
.....

Electrical Contractor Rogard Elec Co Address Diversey Chicago  
Wiring Permit No. 5373 Issued..... Fixture Permit No. 5373 Issued 3-9-53

Size of main wire 2-6-1-8 Size of branch wire 12+14 System Conduit  
No. of Openings 51 No. Sockets..... No. Circuits 6 No. Motors ✓ No. Ranges ✓  
Certificate of Inspection issued 18 Futures 19..... No.....  
Inspector H. Sasch

✓ Plumbing Contractor W.E. McDonald Address 1847 Second St.  
Water Tap No. 4993 Sewer Tap No. 4300 Job Order No. N.O. Issued 11-3-54 Paid 85-

W.D. 1027

No. Catch Basins 1 No. Lavatories 2 No. Toilets 1  
No. Baths 1 No. Sinks 1- No. Laundry Tubs 1 Gray  
No. Shower Baths 1 O.T. No. Stacks 1-4-1-2" Other Items 1 sub Pump  
Certificate of Inspection issued 3-27-53, Sasch

oil

Downspouts connected to..... 19..... No.....  
Kind of heat Oil August 17, 1953 Name of Burner Muelser-gun

Tank and Burner Inspection 1802

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

Type.....

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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. 6990

Highland Park, Illinois, Oct. 14 1952

I, HIGHLAND PARK BLDGS, 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 herinafter 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 SINGLE FAMILY DWELLING  
Single Family Dwelling, Business, etc.  
and is (or is to be), located on..... lot 2 block..... Subdivision MCDONNELLS or SUNSET VIEW

Street address 1055 GOLF COURT  
Give any other legal description

### CONSTRUCTION DATA

Average width of lot 60 Average depth of lot 128.59 Area of lot 7664 S.F.  
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>46'-2 1/2"</u>	<u>92'-9"</u>	<u>15'</u>		<u>1543 S.F.</u>	<u>22953 HOUSE</u> <u>2290 GARAGE</u>

### NEW BUILDINGS

The building is to be constructed of BRICK AND FRAME No. of stories 1 No. of rooms 6 No. of bath rooms 1 1/2 No. of plumbing fixtures 5 bath tubs 1 lavatories 2 toilets 1 shower stalls..... showers over tubs 1 kitchen sinks 1 slop sinks..... laundry tubs 2 floor drains 1

Any Other Heating WARM AIR  
Warm Air, Hot Water, etc.

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

Utility room No Kind of foundation walls CONC Thickness 10" Depth of footing below grade 4' Thickness 10 width 1-10 Thickness of masonry walls above foundation; 1st Sty. 4"  
2nd Sty..... 3rd Sty..... Roof SHINGLE Garage ATTACHED  
Shingle, Comp., etc., on Frame, Steel, etc. Attached or Unattached

Constructed of FRAME No. of stalls 1  
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

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The work contemplated consists of.....  
Interior work - add'l rooms - dormers - exterior add's, add'l baths, etc.

and is to be of.....  
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..... No. bath rooms added.....  
No. bath tubs..... Lavatories..... Toilets..... Shower stalls.....  
Showers over tubs..... Kitchen sinks..... Slop sinks..... Laundry tubs....., 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.....

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	L. TAZIOLI	HIGHLAND PK		\$ 189.00
Concrete	E. J. BRUNS	LIBERTYVILLE	2-2137	\$ 1900.00
Masonry	NOT LET			\$ 1595.00
Plumbing	J. T. MITCHELL	5150 W. MADISON	MA 6-1126	\$ 1290.00
Carpentry	NOT LET			\$ 4250.00
Electric	AGARD ELECT CO	2640 N. FRANCISCO	DI 2-3344	\$ 400.00
Sheet metal	NOT LET			\$ 152.00
Structural iron				\$ 100.00
Plastering				\$ None
Heating	NOT LET			\$ 700.00
Painting				\$ 705.00
Others Not Listed Above				\$ 1860.00
Total Cost of Building				\$ 13,336.00
Owner's name	Highland Park Bldg	Address 120 S. LaSalle St	Phone FR 2-8708	
Architect	Robert L. Braudt	Address 120 S. LaSalle St	Phone FR 2-8708	

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To Be Filled in by Building Department

Building Class 3 Zone D  
 Plans checked by RTC Date 10-17 1954 Application checked by RTC Date 10-17 1954  
 Permit authorized by RTC Date 10-17 1954 Permit issued, date 10-24 1954 Permit No. 6990  
 Street deposit job order No. 6368 Amount of deposit \$ 50- Date 10-24- 1954  
 Street obstruction Permit No. \_\_\_\_\_ Date \_\_\_\_\_, 19\_\_\_\_ Street obstruction Bond No. \_\_\_\_\_  
 Street number 1055 GOLF AVE Issued by CB Cert. No. \_\_\_\_\_ Date Oct 17, 1954  
 Electric Permit No. \_\_\_\_\_ Tank burner Permit No. \_\_\_\_\_ Sanitary sewer tap No. \_\_\_\_\_  
 Storm sewer tap No. \_\_\_\_\_ Water tap No. \_\_\_\_\_ Driveway Permit No. \_\_\_\_\_ Sidewalk Permit No. \_\_\_\_\_

NOTE: Although the above fee for building is based on all of the value for all classes of work, additional permits are required before work can be started on Sewer and Water Taps. Electrical work, Tank and Oil burning equipment, Sidewalk construction, Driveway construction, and such other permits which from time to time are provided for and for which separate applications are required. There is a street deposit required of not less than \$50 cash (to be furnished by the Contractor) guaranteeing 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 which has to be done by the City to repair or maintain such conditions will be deducted from said deposit.

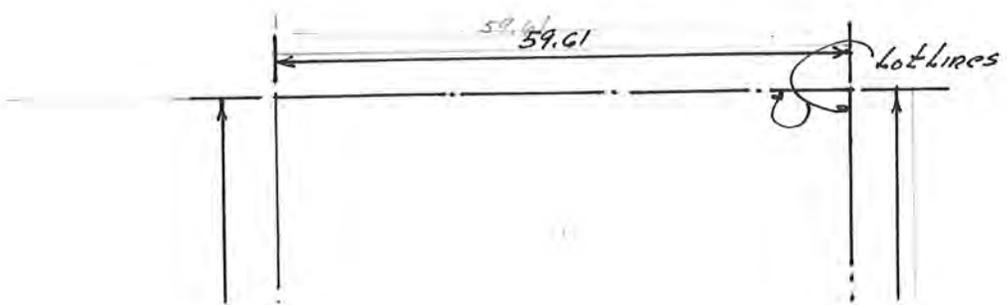
A street obstruction bond is required whenever use is made of any portion of the City Streets, including walks, parkway and or paving.

APPLICATION FOR CERTIFICATE OF OCCUPANCY AND CONFORMITY OF PREMISES

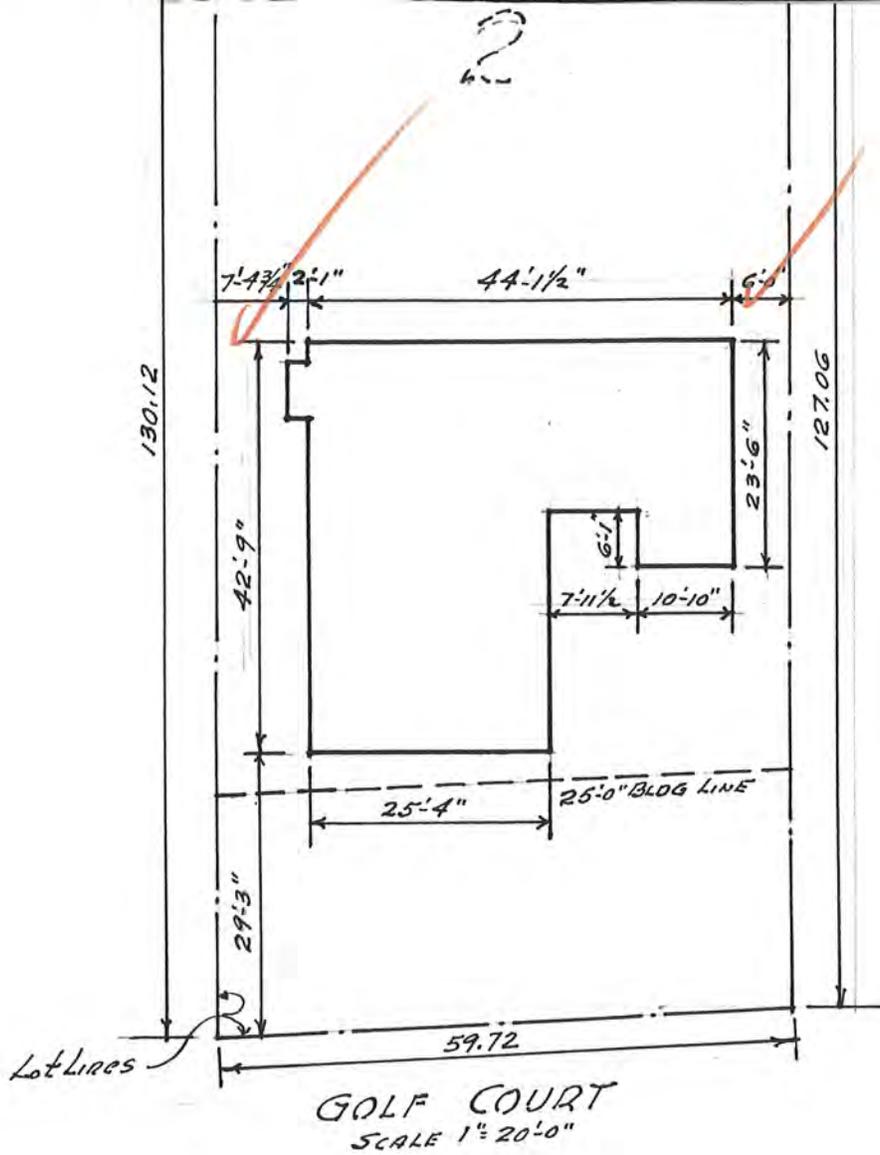
The undersigned owners of the herein described property and buildings thereon, hereby applies for a certificate of occupancy of said buildings and premises and hereby agrees not to occupy them until certificate of occupancy has been granted. Said buildings and premises are to be used exclusively for SINGLE FAMILY DWELLING  
 Single family dwelling, Business (state type), Apart. Hotel, etc.

Draw below to scale, an accurate plat of the lot or property. Show all existing or proposed buildings and additions to existing buildings. Make said plat complete with all dimensions of premises, overall dimensions of buildings, and show distances of buildings from all lot lines:

— PLOT PLAN —



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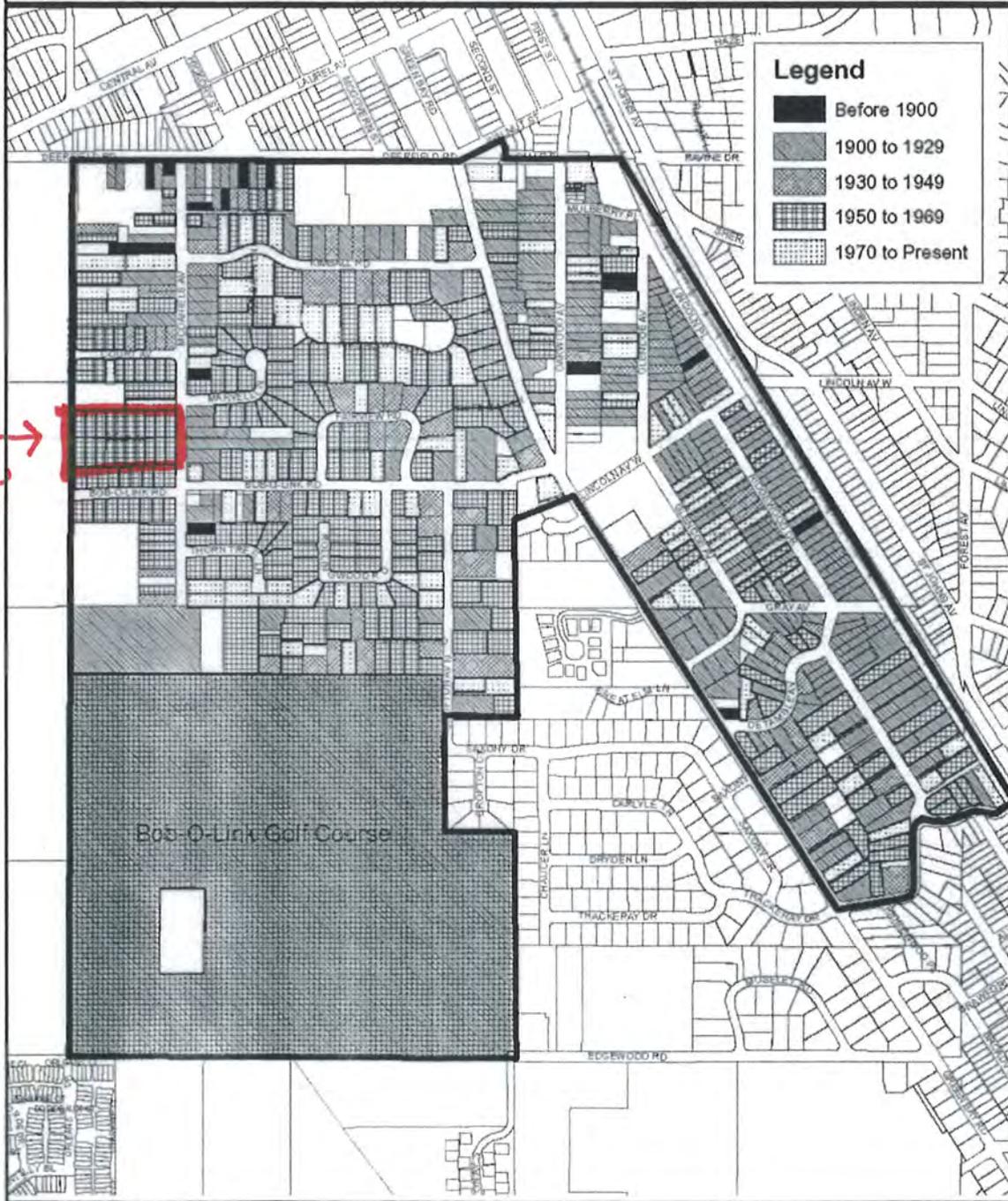
No error or omission in either the plans or application, whether said plans and application has been approved by the building department or not, shall permit or relieve the applicant from constructing the work in any other manner than that provided for in the ordinances of this City, relating thereto. 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.

Highland Park Bldg.  
Signature of owner Robert L. Brandt

Present address 120 S. La Salle St Phone Fr. 2-8708

# Bob-O-Link Survey Area

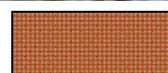


Sunset View Subdivision (1951)





 = Robert Brandt Ranch House

 = Demolished Brandt Ranch

## Mass Building In Process For Middle Incomes

Two large housing developments now under construction in Highland Park will provide space for 56 more middle income families.

Foundations for 36 bi-level houses to be sold at from \$18,500 to around \$20,000 have been dug on Arbor avenue, Ferndale avenue, McCraren road, Sunnyside avenue, Southland avenue, Eastwood avenue and Ridge road in Sherwood Forest while 20 ranch homes are being built in the Golf avenue area adjacent to Sunset Valley Golf club.

The Sherwood Forest property was sold to a Chicago contracting firm, Creative Developers, in a bloc by Robert L. Johnson realty. The houses are to have the same basic floor plan; six different exteriors are planned with variations in window treatment, placement on lot and materials. Construction is being supervised by Whalley and Gould, Chicago architects.

The 20 ranch homes on Golf avenue will have attached garages and will sell for around \$24,500, it has been reported. A Chicago contracting firm, Highland Park Builders, is managing the construction. Robert Brandt, Chicago architect, designed the houses and is supervising construction.

### Dwelling Permits

The Highland Park building department reports that permits for 15 single family dwellings valued at \$298,000 with fees of \$1,008.34 were issued in February. Four single family alterations valued at \$18,600 with fees of \$66.01, one other (business) alteration valued at \$18,000 with a \$61 fee and one permit for a class 1, private garage was issued for a fee of \$4.34. The 21 total building permits were valued at \$335,600 and brought in fees of \$1,139.69 thus exceeding both in number and value February, 1952's 18 building permits valued at \$329,880 which brought in \$1,117.61 in fees.

Other permits included 21 electrical with \$128.25 in fees, six tank and burner permits with \$30 in fees, 37 sanitary sewer taps assessed for \$370, 37 storm sewer taps, \$370, 37 water taps, \$2,590 and five electrical registrations, \$125. There were 164 permits issued in February with fees totaling \$4,752.94.

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**325 Prospect Avenue  
Joseph L. Ball House**

**Application for a Certificate of Appropriateness**

TO:	The Historic Preservation Commission
DATE:	November 10, 2011
FROM:	Andy Cross, Planner II
SUBJECT:	325 Prospect Avenue

**PETITIONERS / OWNERS:**

Sharon Affinati, on behalf of  
Pete & Carolyn Wolfe  
325 Prospect Avenue  
Highland Park, IL 60035

**PROPERTY LOCATION:**

325 Prospect Avenue

**STRUCTURE**

Joseph L. Ball House  
Style: Italianate  
Built: circa 1870

**HISTORIC STATUS:**

Local Landmark: 2004

**PROJECT ARCHITECT:**

Chris H. George  
124 Hill Street  
Mt. Prospect, IL 60056

**SUMMARY OF THE PETITION**

The “Joseph L. Ball House” at 325 Prospect Avenue is an Italianate house built around 1870. The house was landmarked locally in 2004 by the current owners, Pete & Catherine Wolfe and was included on the 2009 Laurel – Prospect Walking Tour. The landmark designation was awarded based on Landmark Criteria 4 and 6:

- 4) The house embodies distinguishing characteristics of an architectural style valuable for the study of a specific time period, type, or method of construction, and
- 6) The house embodies elements of design, detailing, materials, and/or craftsmanship that render it architecturally, visually, aesthetically, or culturally significant.

The landmark nomination contains the following historical information about the house:

“This home is identified as “S – Significant” in the Central East Architectural Survey of 1999. Elizabeth Hawkins Ball was the daughter of Frank P. Hawkins, founder of the Highland Park Building Company and first mayor of Highland Park. It is possible that this home was among the first built by the Highland Park Building Company.

The architectural survey notes the significant architectural elements, which include the front entry with a classical surround, arched pediment with scroll brackets, segmental arched windows, and a cornice with regularly spaced brackets. While this home has seen a number of alterations and additions, it remains a fine example of the Italianate Style, typified by overhanging eaves and paired decorative brackets. The segmentally arched window openings,

decorative entry, and simple pyramidal roof all signify an attempt to create a rambling, informal Italian farmhouse. Although the home has lost its wrap-around porch and currently has a one-story front addition, it is still recognizable as indicative of the earliest suburban development of Highland Park.”

Prior to the April, 2004 landmarking, the owners made plans to fully restore an existing addition on the house. When work got underway in July, 2004, the poor condition of the addition was discovered and it ultimately had to be demolished. The owners appeared before the Historical Preservation Commission seeking a Certificate of Appropriateness for a new, slightly larger addition to the house. The HPC approved the plans and the addition remains on the house to this day.

### **SUMMARY OF PROPOSAL**

The property has a detached garage that was built in the 1960’s. Its utilitarian design is not sympathetic to the historic house and the structure of the garage is heavily deteriorated. The owners would like to remove the garage and replace it with a new structure in the same location. The new garage will be the same width as the existing one, but will be slightly longer to accommodate larger vehicles. As a point of interest, the garage is proposed closer to the property line than the zoning code allows, so the property owners will pursue a zoning variation with the City’s Zoning Board of Appeals (ZBA) in the near future.

Architectural and design elements from the historic house have been incorporated into the design of the new garage. **Page A1** of the attached plan set shows elevations of the proposed garage and notes that the design of the casement window will match those on the house, as well as the shingles and the dental molding on the fascia and brackets. Photographs have been included in the attachments that show these features on the house. The garage is shown with 6” cedar clapboard siding and a single 16’ x 8’ overhead garage door.

### **EVALUATION OF CRITERIA IN THE HISTORIC PRESERVATION ORDINANCE**

The following is an analysis of the relevant 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 new garage is proposed at a height of 17’ 9”. This conforms to the maximum height allowed in the zoning district of 18 feet, and was designed will allow the new garage to 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.

**(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.

**(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. .

**(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 new garage is set back on the rear portion of the lot and 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.

**(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 new garage is shown with 6" cedar clapboard siding. The Commission may wish to discuss how the material will satisfy this standard.*

**(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 hipped roof on the main house is not mirrored in the pitched roof of the new garage, but the garage has been designed to feature the window on the front elevation that matches the windows on the house.*

**(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 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 proposed garage will match the existing house and 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.

**(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.

*The existing garage will be demolished as part of this plan, but it was built in the 1960's and has not been identified as contributing to the historic character of the property.*

**(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.

*The Commission may wish to discuss the compatibility of the new garage with the historic house. The applicant has indicated that the tall stature of the house is mirrored in the new garage, which is as tall as the zoning code will allow. As noted previously in this report, architectural elements such as the window design, shingles, and fascia styling from the existing home have been carried over into the design of the proposed garage.*

**(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 design of the detached garage is intended to compliment the Italianate house and not detract from the significant historical structure on the lot.*

**(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;

*The deteriorated 1960's-era garage on the property is the impetus for this application, but the intent is to demolish and replace it, not repair it. The garage was not designed to be sensitive to the Bell house and is not considered an "architectural feature" of the historic home.*

**(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;

**(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.**

### **RECOMMENDATION**

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

### **ATTACHMENTS**

- Cover Letter from Architect
- **Page A1:** Elevations and Site Plan for New Garage
- **Page A2:** Floor Plan and Wall Section for New Garage<sup>3</sup>
- Photographs of Existing House
- Architectural Survey Entry for 325 Prospect Avenue



CHRIS GEORGE, P.C.  
ARCHITECT

124 HILL STREET  
MT. PROSPECT, IL 60056-2732  
847/699-8150 FAX 847/699-8151  
chrisgeorge\_arch@yahoo.com

October 24, 2011

City of Highland Park  
1150 Half Day Road  
Highland Park, IL 60035  
Attention: Historical Preservation Committee

Re: Garage Project 325 Prospect Avenue Highland Park, IL 60035

Dear Historical Preservation Committee:

We propose to replace the existing detached garage built in the 1960's located at the above referenced address with a new one and one-half story detached garage. The existing garage and driveway are in poor condition and the garage does not have any details that relate to the existing residence.

The new detached garage we designed has exterior trim similar to the house trim with dentals and brackets on the fascia board at the roof line. The double hung window with an arch above the overhead garage door facing the street which will match the windows on the rear of the existing residence. The new garage will have a 20 panel insulated overhead garage door. On the west side of the new garage there will be a window with grid and a 6 panel service door painted to match the color of the main entrance door of the house.

By replacing the typical standard design of the existing garage, the new garage will add to the character of the house.

Respectfully submitted,

Chris H. George, President  
Chris George, P.C.

CHG/kk

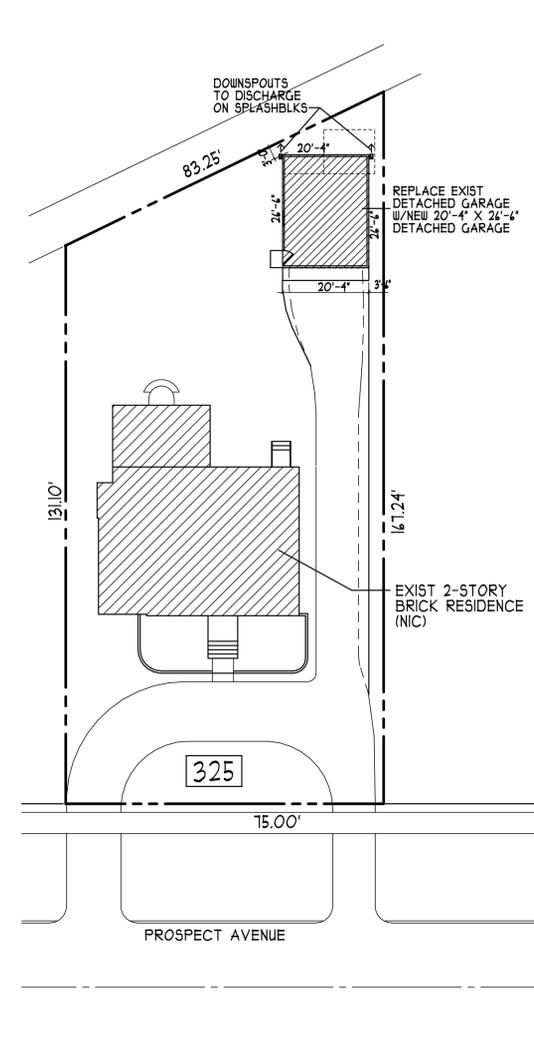
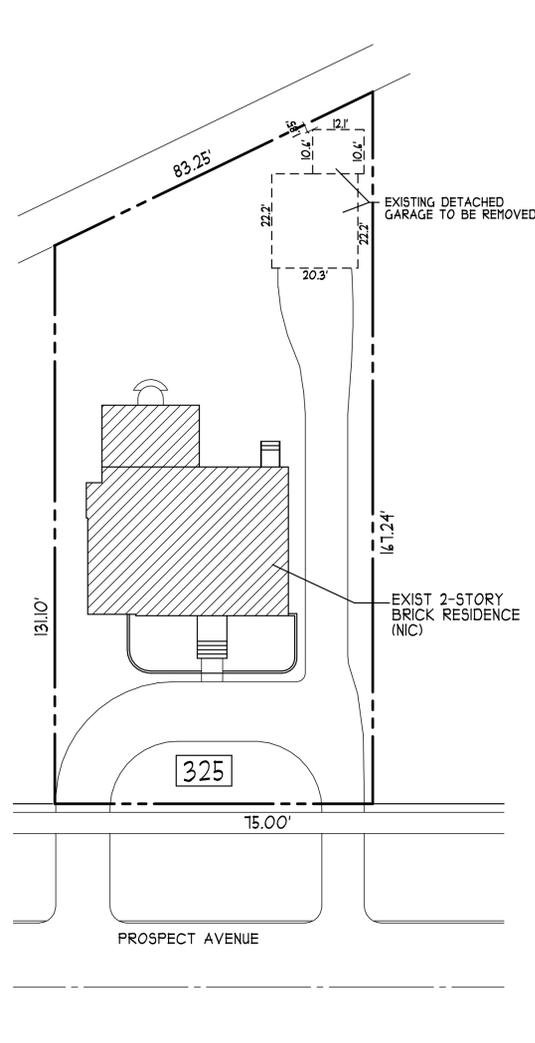
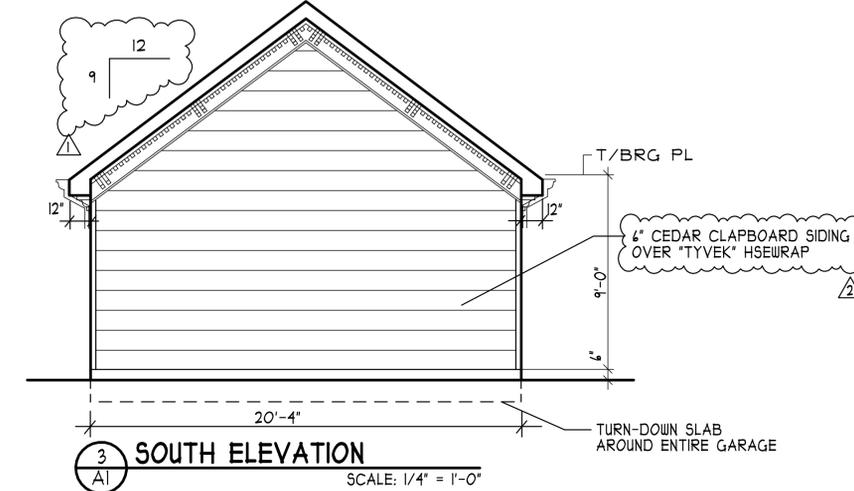
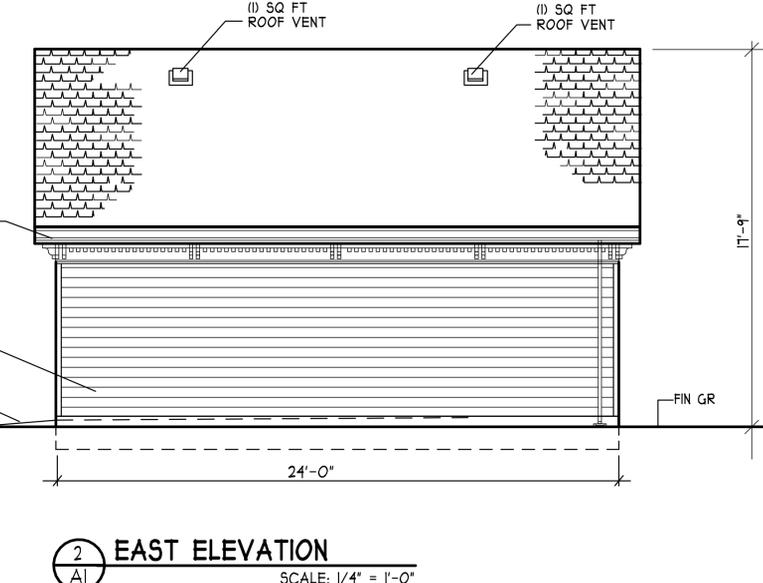
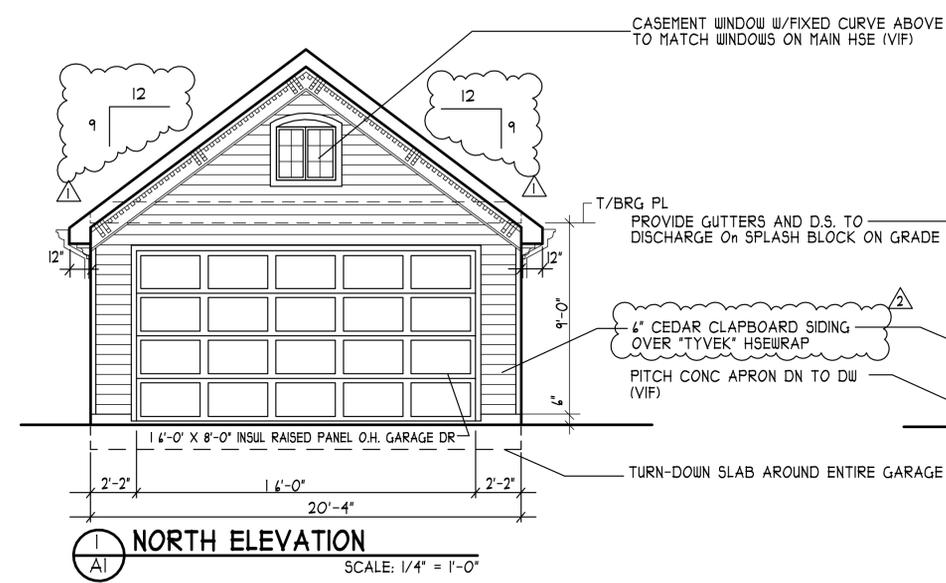


LIC EXPIRATION DATE 11/30/2012

NEW DETACHED GARAGE FOR THE  
MR. & MRS. PETE & CATHY WOLFE RESIDENCE  
325 PROSPECT AVENUE HIGHLAND PARK, IL 60035-3300

GENERAL NOTES

- ALL CONTRACTORS TO VISIT JOBSITE & BECOME FAMILIAR WITH EXISTING CONDITIONS BEFORE SUBMITTING BIDS AND/OR PROCEEDING WITH ANY WORK
- ALL CONTRACTORS TO TAKE OUT ALL NECESSARY INSURANCES TO INDEMNIFY AND HOLD HARMLESS THE OWNER, ARCHITECT AND AGENTS THEREOF FROM ANY DAMAGES RESULTING FROM CONTRACTORS EXECUTION OF WORK, INCL BUT NOT LIMITED TO ANY CLAIMS, DEMANDS OR EXPRESSES ON ACCOUNT OF ANY BODILY INJURY ALLEGED OR REAL TO PERSON, INCL SICKNESS, DISEASE OR DEATH, OR ANY DAMAGE ALLEGED OR REAL ARISING OUT OF ANYTHING DONE UNDER THIS CONTRACT BY THE CONTRACTOR OR ANY SUBCONTRACTOR OR ANYONE DIRECTLY OR INDIRECTLY EMPLOYED BY EITHER THE CONTR AND/OR SUBCONTR
- ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE LATEST EDITION OF THE CITY OF HIGHLAND PARK BLDG CODES AND ZONING ORDINANCES AND ALL OTHER APPLICABLE CODES AND OTHER GOVERNING AUTHORITIES HAVING JURISDICTION OTHER GOVERNING AUTHORITIES HAVING JURISDICTION INCL:  
2009 INTERNATIONAL RESIDENTIAL CODE  
2005 NATL ELEC CODE PLUS HIGHLAND PARK AMENDMENTS
- IN NO CASE SHALL DIMENSIONS BE SCALED FROM DRAWINGS. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS IN THE FIELD BEFORE PROCEEDING WITH SUBSEQUENT WORK. THE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES FOR CLARIFICATION PRIOR TO PROCEEDING WITH WORK
- EXISTING GARAGE W/SHED, CONC SLAB AND DEBRIS TO BE REMOVED FROM SITE
- ALL FINISH WALL SURFACES TO BE FLUSH
- ALL SYMBOLS AND ABBREVIATIONS USED ON THE DRAWINGS ARE CONSIDERED TO BE CONSTRUCTION STANDARDS. IF THE CONTRACTOR HAS QUESTIONS REGARDING ABBREVIATIONS OR THEIR EXACT MEANING, THE ARCHITECT SHALL BE NOTIFIED FOR CLARIFICATIONS
- DETAILS MARKED "TYPICAL" SHALL APPLY IN ALL CASES (UNO)
- ALL RUBBISH AND DEBRIS RESULTING FROM DEMOLITION AND/OR NEW WORK SHALL BE DISPOSED OF OFF-SITE AND SHALL NOT BE ALLOWED TO ACCUMULATE
- EACH SECTION OF SOLE PLATE TO HAVE MIN (2) ANCHOR BOLTS
- CONTACT BETWEEN DISSIMILAR MTLs SHALL BE PROTECTED
- ROOF RAFTER DESIGN LOADS TO BE 30 PSF LIVE LOAD  
15 PSF DEAD LOAD  
TOTAL DESIGN LOAD = 45 PSF
- ALL LUMBER TO BE KILN DRIED  
STRUCTURAL LUMBER TO BE SFP #2 GRADE,  
Fb = 1100 PSI, E = 1,600,000  
STUDS TO BE SFP #1 GRADE



**PROJECT DESCRIPTION**  
NEW 20'-4" X 24'-6" 2-CAR DETACHED FRAME GARAGE USING THE EXISTING DRIVEWAY TO STREET ACCESS TO REPLACE EXIST DETACHED GARAGE  
NO CHANGES TO EXISTING 2-STORY BRICK RESIDENCE

REVISION	DATE
1	9/19/11
2	11/03/11

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE THEY CONFORM TO THE LOCAL BUILDING CODE

SIGNED: \_\_\_\_\_

DRAWN : CG  
CHECKED :  
DATE : 8/31/11  
SCALE : NOTED  
JOB NO. : 5943

SHEET  
AI

**SAFETY NOTE:**  
ALL CONTRACTORS AND THEIR REPRESENTATIVES WORKING ON THIS PROJECT SHALL AT ALL TIMES DURING THE COURSE OF THEIR ACTIVITY BE RESPONSIBLE FOR THE SAFETY OF THEIR EMPLOYEES, AS WELL AS OTHERS. EACH REPRESENTATIVE AND THEIR EMPLOYEES SHALL ASCERTAIN THAT THE CONDITIONS UNDER WHICH THEY WILL BE REQUIRED TO ACCOMPLISH THEIR WORK ARE SAFE AND WITHIN THE GOOD SAFETY PRACTICES AND ALL REGULATIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT AND OTHER GOVERNING REGULATIONS. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS TO FIELD VERIFY EXISTING JOBSITE CONDITIONS AND TO KEEP THE JOBSITE SAFE DURING THE ENTIRE CONSTRUCTION PERIOD.

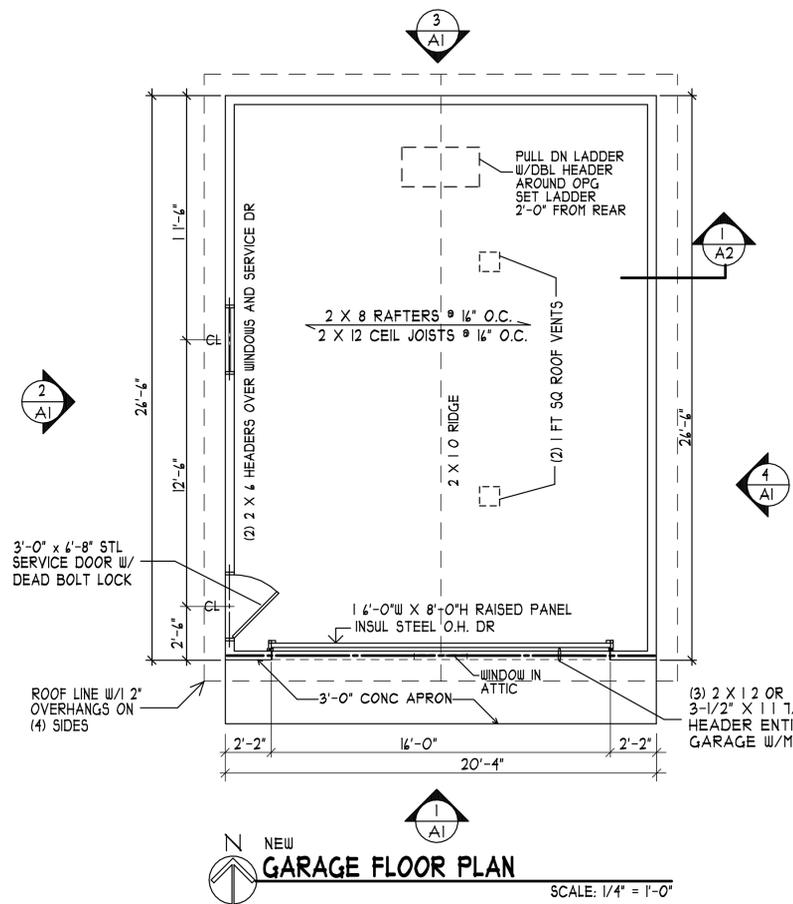
THE ARCHITECT'S RESPONSIBILITY EXTENDS ONLY AND SOLELY TO THE PREPARATION OF THESE DRAWINGS. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR SUPERVISION OF ANY WORK NOR FOR ANY LIABILITY IN ERECTION, INSTALLATION AND/OR CONSTRUCTION DURING THE PERFORMANCE OF ANY WORK AS MAY BE REQUIRED BY THESE DRAWINGS. THE ARCHITECT'S SCOPE OF WORK ON THIS PROJECT DOES NOT INCLUDE JOBSITE INSPECTIONS, FIELD VISITS DURING CONSTRUCTION AND/OR APPROVAL OF PAYOUT REQUESTS.

DESIGNER: SHARON AFFINATI, LLC  
(224) 619-4585

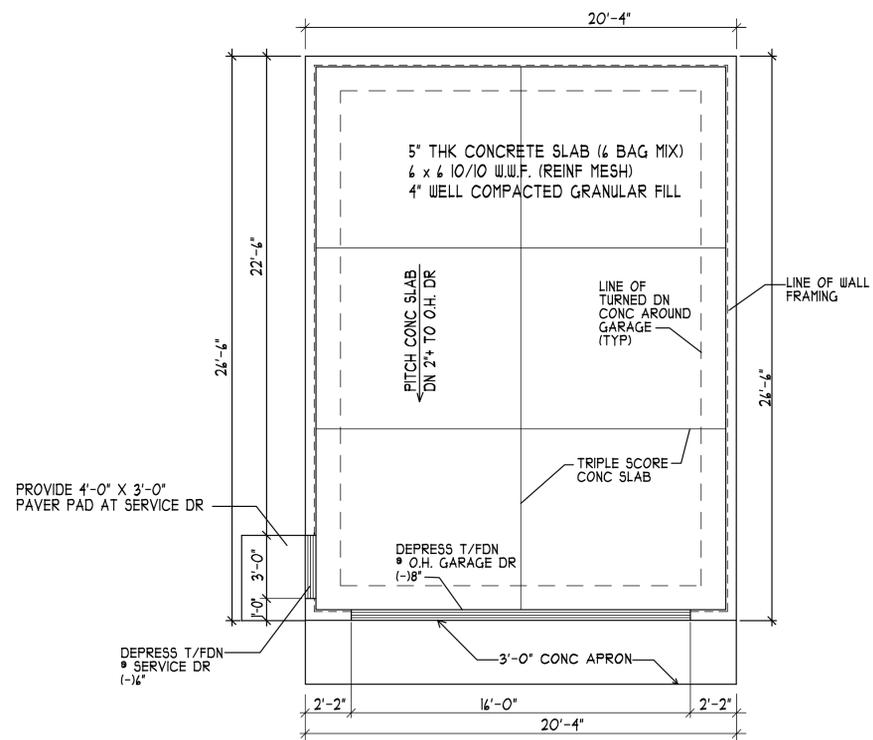
CHRIS GEORGE, P.C.  
ARCHITECT  
12 CHILL STREET  
MT. PROSPECT, IL 60056-2732  
email: chrisgeorge@pcnco.com  
(847) 699-8150 FAX (847) 699-8151

NEW DETACHED GARAGE FOR THE  
MR. & MRS. PETE & CATHY WOLFE RESIDENCE  
325 PROSPECT AVENUE  
HIGHLAND PARK, IL 60035-3300

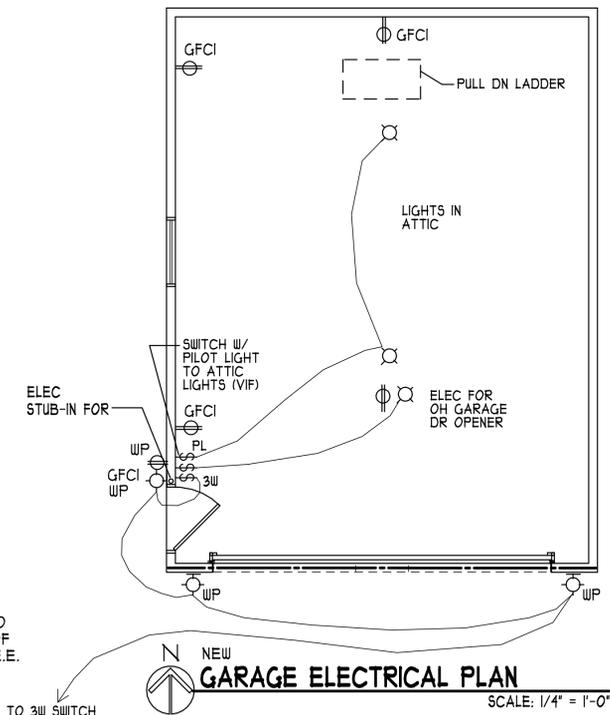
DO NOT SCALE DRAWINGS. USE OVER DIMENSIONS.  
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NEW GARAGE FLOOR PLAN  
SCALE: 1/4" = 1'-0"



NEW GARAGE FOUNDATION PLAN  
SCALE: 1/4" = 1'-0"



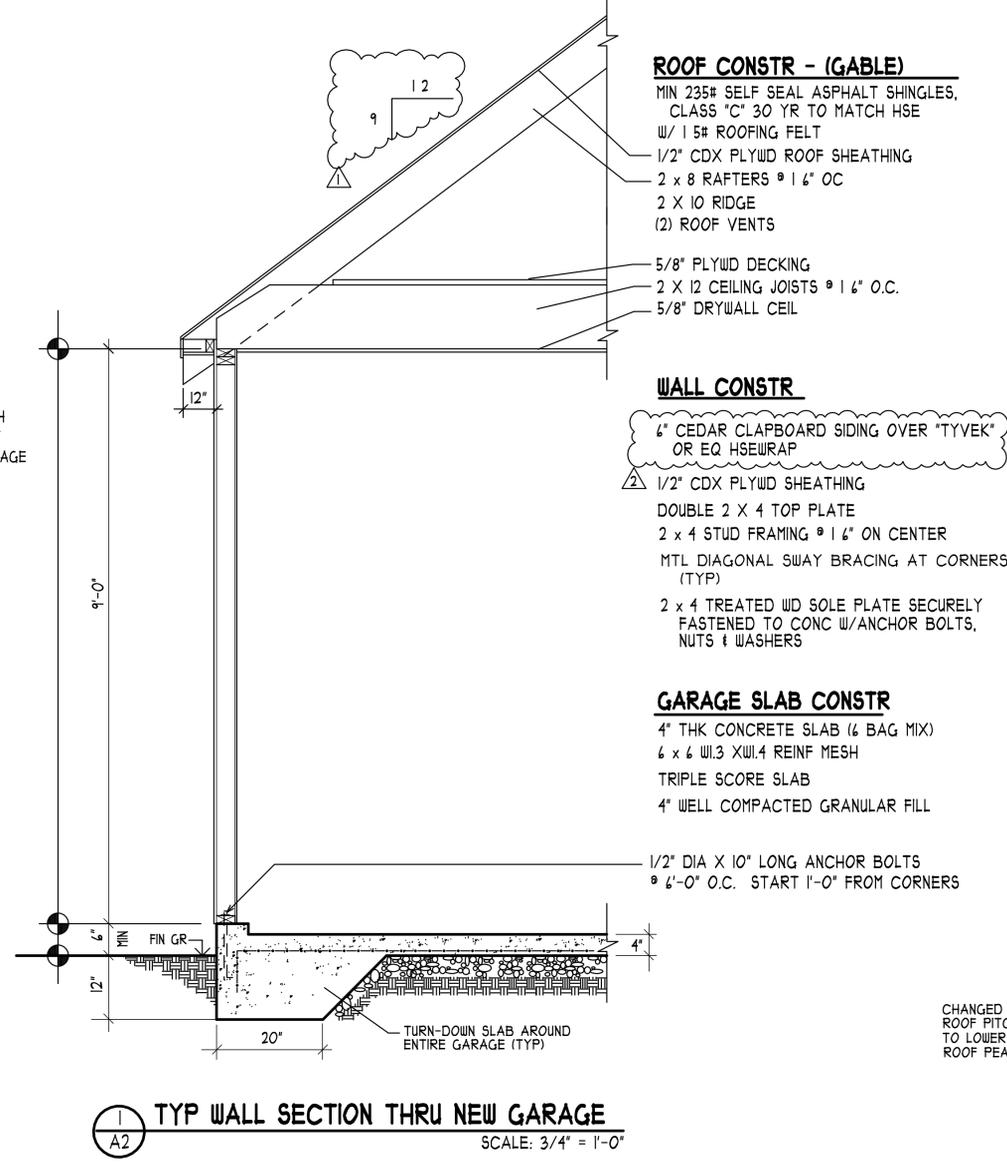
NEW GARAGE ELECTRICAL PLAN  
SCALE: 1/4" = 1'-0"

**NOTE:**  
ELEC WORK TO INCLUDE GFI PROTECTION, SEPARATE CIRCUIT, (1) DISCONNECT SWITCH RIGID PIPE UNDERGROUND, 3 WAY SWITCH TO (1) LIGHT OUTSIDE BY SERVICE DR (OTHER 3 WAY SWITCH IN HOUSE), (1) SWITCH TO (2) LIGHTS IN CENTER OF GARAGE AND (1) SWITCH TO PENDANT FLUORESCENT LITES INSIDE GARAGE, (1) SWITCH W/PILOT LIGHT ATTIC LIGHT (1) WP DUPLEX OUTLET OUTSIDE SERVICE DR, (3) GFCI OUTLETS ON INSIDE WALLS OF GARAGE AND (2) ELEC OUTLETS FOR GARAGE DR OPERATORS W/KEYPAD AND REMOTES

⊕ DUPLEX CONVENIENCE OUTLET (GFCI)  
⊕ CEILING MTD LIGHT  
\$ SINGLE POLE SWITCH  
\$ 3W 3 WAY SWITCH  
\$ PL SINGLE POLE SWITCH W/PILOT LIGHT  
WP WATERPROOF EXTERIOR WALL MTD LITE

**CONCRETE NOTES**

1. ALL CONC FOOTINGS TO BEAR ON SOLID UNDISTURBED SOIL WITH A MIN BEARING CAPACITY OF 3000#/SQ FT
2. CONC CONTR SHALL VERIFY ALL FIELD CONDITIONS AND DIMENSIONS TO INSURE PROPER LOCATION OF CONC WORK
3. CONC CONTR TO PROVIDE FROST PROTECTION IF CONC WORK TO BE DONE IN COLD WEATHER
4. ALL CONC FLATWORK SHALL HAVE A 28-DAY STRENGTH OF 4000#/SQ IN AND SHALL BE 1/2 BAGS PORTLAND CEMENT/CU YD CONC FLATWORK TO BE LEVEL AND SMOOTH FOR INSIDE SURFACES EXTERIOR CONC FLATWORK TO HAVE BROOM FINISH
5. CONC SHALL BE VIBRATED IMMEDIATELY AFTER PLACING, DO NOT USE CHLORIDE ADDITIVES
6. ALL STEEL REINFORCING SHALL BE A.S.T.M. #15 GRADE 60, NEW BILLET STEEL AND SHALL HAVE DEFORMATION CONFORMING TO A-305 AND CONFORM TO ACI MANUAL OF STD PRACTICE FOR REINF



TYP WALL SECTION THRU NEW GARAGE  
SCALE: 3/4" = 1'-0"

CHANGED ROOF PITCH TO LOWER ROOF PEAK	REVISION	DATE
	1	9/19/11
	2	11/03/11
DRAWN : CG		
CHECKED :		
DATE : 8/31/11		
SCALE : NOTED		
JOB NO. : 5943		

DO NOT SCALE DRAWINGS. USE OVER DIMENSIONS.  
 DESIGNER: SHARON AFFINATI, LLC (224) 619-4585  
 NEW DETACHED GARAGE FOR THE MR. & MRS. PETE & CATHY WOLFE RESIDENCE 325 PROPECT AVENUE HIGHLAND PARK, IL 60035-3300  
 CHRIS GEORGE, P.C. ARCHITECT 12 CHILL STREET MT. PROSPECT, IL 60056-2732 email: chrageorge@pcarc.com (847) 699-8150 FAX (847) 699-8151  
 COPYRIGHT © 2011 CHRIS GEORGE, P.C.

SHEET  
**A2**





# City of HIGHLAND PARK

## ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY

STREET # 325  
 STREET Prospect Ave  
 ROLL # 20  
 FRAME #s 34-35  
 ROLL #  
 FRAME #s



### GENERAL INFORMATION

<u>CLASSIFICATION</u>	building	<u>PRESENT USE</u>	single-family	<u>CONDITION</u>	excellent
<u>SECONDARY STRUCTURES</u>	detached garage	<u>ORIGINAL USE</u>	single-family	<u>INTEGRITY</u>	minor alterations

### ARCHITECTURAL INFORMATION

<u>ARCHITECTURAL STYLE/TYPE</u>	Italianate	<u>NO. OF STORIES</u>	2
<u>ARCHITECTURAL DETAILS</u>	Classical	<u>EXT. WALLS (current)</u>	brick (painted)
<u>ORIGINAL CONSTRUCTION DATE</u>	c. 1870	<u>EXT. WALLS (original)</u>	brick
<u>SOURCE</u>	surveyor	<u>FOUNDATION</u>	brick
<u>OVERALL SHAPE OR PLAN</u>	rectangular	<u>ROOF(type &amp; materials)</u>	hip/gable asphalt shingle
<u>LANDSCAPE FEATURES</u>	Circular drive; stone planter wall along front; wooded lot on residential street with sidewalk; tall shrubs at front	<u>WINDOW MATERIAL, TYPE(S)</u>	wood double hung 4/4; 6/6
		<u>PORCH</u>	front entry steps

**SIGNIFICANT FEATURES:** Front entry with classical surround; arched pediment with scroll brackets; segmental arched windows; cornice with brackets regularly spaced; modillions; chimney

**ALTERATIONS (removals, replacements, additions, date (if known), etc.):** Alterations took place in 1926 (permit-4/12/1926) and in 1941 (permit). The addition was put on in 1963 (permit-8/13/1963) and the porch in 1964 (permit). Aluminum storms; classical entry; side addition w/flat roof; rear addition; 40s replacement window

LOCAL SIGNIFICANCE RATING: S

Significant (S) Contributing (C)  
Non-Contributing (NC)

POTENTIAL INDIVIDUAL NATIONAL REGISTER? (Y or N) N

Criteria

CONTRIBUTING TO A NATIONAL REGISTER DISTRICT? (C or NC) C

Contributing secondary structure? (C or NC) NC

LISTED ON EXISTING SURVEY:(IHSS, NR, etc.) IHSS



**RESEARCH INFORMATION**

**HISTORY**

**ARCHITECTURE**

HISTORIC NAME: \_\_\_\_\_

ARCHITECT \_\_\_\_\_

COMMON NAME: \_\_\_\_\_

SOURCE \_\_\_\_\_

BUILDER \_\_\_\_\_

**HISTORIC INFORMATION:**

COST \_\_\_\_\_

Old address: 287. The owner in 1926 was F. M. Hodgden, in 1944 was F. Lynch, and in 1963-64 was M. Hapeman.

**OTHER ARCHITECTURAL INFORMATION:**

AREA Central East \_\_\_\_\_

SURVEYOR Julie McKeon \_\_\_\_\_

DATE 03/25/1999 \_\_\_\_\_

PIN \_\_\_\_\_

RESEARCHER \_\_\_\_\_

DATE \_\_\_\_\_

## MEMORANDUM

Date: November 10, 2011

To: Historic Preservation Commission

From: Andy Cross, Planner II  
Linda Sloan, Planning Manager

Subject: **Landscape Plan - Certificate of Appropriateness Discussion**

---

405 Sheridan received approval for a Certificate of Appropriateness for the landscaping plan on May 11, 2010. The property was inspected in October, 2010 to evaluate the progress and compliance to the approved plans. A number of inconsistencies were identified between the approved plans and the work that was underway or had been completed on the site. These inconsistencies were summarized and presented to the Historic Preservation Commission in February, 2011. A summary and drawings illustrating the inconsistencies are included as attachments to this memo. At the February, 2011 meeting, the Commission indicated that any deviations from the approved landscape plans will need to be presented as formal Amendments to the Certificate of Appropriateness.

Correspondence between the applicants and City Staff included a memo dated January 23, 2011 from the applicants outlining responses to many of the inconsistencies identified during the October inspection. A subsequent memo from Staff reaffirmed that, given the property owner's decision to delay, change, or abandon many of the required landscaping elements, a formal request to amend the approved landscape plan is the best way to bring the property into compliance with the requirements of the Certificate of Appropriateness.

The owners of 405 Sheridan have submitted a letter dated October 31, 2011 requesting amendments to the May 11, 2010 COA Landscape Plan. They are proposing that the COA be amended to allow the changes outlined in the January 23<sup>rd</sup> memo. The letter further requests that the Certificate of Appropriateness be amended to allow a five-year period to complete the landscaping identified in the plan.

The Commission is asked to do the following:

- 1) Review the work that has yet to be completed as described in the COA Landscape Plan, as well as the items that the applicants have indicated they are no longer interested in completing. These are detailed on the list attached to the October 31 letter from the applicants.
- 2) Discuss the requests the Commission is willing to consider: the requests outlined on the list of changes to the landscape features included with the October 31 letter, as well as the request for a time extension of five years.
- 3) Discuss the need for a formal application and revised documentation to a request an amendment to the Certificate of Appropriateness for landscaping at 405 Sheridan Road.

### **Attachments**

- Letter from Applicant dated October 31, 2011
- Summary of Inconsistencies in Installed Landscaping as Identified in October, 2010
- Landscape Plans Illustrating Inconsistencies as inspected in October 2010
- Certificate of Appropriateness for the Landscape Plan (May 11, 2010)
- Approved Landscape Plan (link to download sent via e-mail)

*Law Offices of*  
**SAMUELS & BERNSTEIN**

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(847) 433-1980  
Fax: (847) 433-4740  
[www.sambernlaw.com](http://www.sambernlaw.com)

Calvin A. Bernstein  
[Cbernstein@sambernlaw.com](mailto:Cbernstein@sambernlaw.com)

*Chicago Office*  
180 North LaSalle Street  
Suite 1925  
Chicago, Illinois 60601  
(By Appointment Only)

October 31, 2011

**VIA FACSIMILE**

Ms. Linda Sloan  
City of Highland Park  
Department of Community Development  
1150 Half Day Road  
Highland Park, Illinois 60035

Re: 405 Sheridan Road, Highland Park, Illinois  
Certificate of Appropriateness

Dear Ms. Sloan:

As you know, on February 11, 2010, the City of Highland Park Historical Preservation Commission (the "HPC") approved the Certificate of Appropriateness for the Landscape Plan for the above referenced property. On January 28, 2011, I prepared and forwarded to you a memorandum detailing the status of the implementation of the foregoing Landscape Plan. The memorandum concluded that the owners have performed extensive work, and thus, had substantially preformed pursuant to the approved plans. Further, the owners requested that that they be granted additional time to digest what has been done to date before doing any more work. By granting this additional time, the HPC would allow the owners to pause and wait a few season cycles before making decisions whether to fully complete, modify or abandon any of the plan's open items. A copy of the January 28, 2011 memorandum is attached hereto.

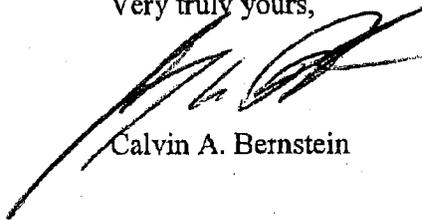
You recently requested that the owners allow the Chairman of the HPC access to the property in order to verify the work completed, and last month, we all toured the property. This tour revealed a few open items that you apparently desire to review and discuss with HPC. Further, you requested that the owners formally request additional time to determine if there will be any further modifications to the plan.

Ms. Linda Sloan  
City of Highland Park  
Department of Community Development  
October 31, 2011  
Page Two

Based upon the foregoing, this letter shall serve as the Owner's formal request that the certificate of appropriateness be modified based upon the terms and conditions set forth in my memorandum to you dated January 28, 2011. Furthermore, with regard to any open items, the HPC grant the owners additional to complete any open items for a period not to exceed five (5) years.

Thank you for your assistance with this matter.

Very truly yours,



Calvin A. Bernstein

CAB/cb  
Encl.  
Cc: Jim Abrams

# MEMORANDUM

To: Linda Sloan, Michael Blue  
From: Cal Bernstein  
Subject: 405 Sheridan, Highland Park, Illinois  
Date: January 28, 2011

Per our discussion, I have reviewed your memorandum dated November 23, 2010 with my client. The following shall constitute the status of the approved features you questioned.

1. **Extension of Stone Bridge.**

The improvement has been completed and deck will remain asphalt rather than wood.

2. **Driveway Surface Materials and Cross Section.**

The improvement has been completed and the owner will not make further changes.

3. **Tennis Court/Sport Court**

The improvement has been completed. The owner will not make further changes to the light poles.

4. **Lighting.**

The improvement has been completed. The owner held the required meeting with the neighbors and the lighting has been installed.

5. **Fencing.**

The improvement has been completed. The owner will not make further changes to the installed fencing.

6. **Stone Paths**

The owner decided to go with a different material for the path. The improvement has been completed.

7. **Planted Roof Plant Palate**

The improvement has been completed.

8. **Formal Gardens**

a. **Replacement of Concrete walks with Stone.**

The owner decided not to make this change.

b. **Replacement of Fruit Trees**

The owner planted several fruit trees and decided to retain a mature Bradford Pear tree in lieu of planting 4 fruit trees. The owner desires to observe this area for a few years to evaluate whether or not to make the change.

c. **Ornamental plant palate.**

In progress.

d. **Parallel Arbors.**

One arbor has been installed. The owner is reconsidering the second arbor. To be determined by the owner within the next few seasons cycles.

e. **Arborvitae Buffering.**

The owner is reconsidering this improvement. To be determined by the owner within the next few seasons cycles.

f. **Ornamental Gates.**

Improvement Completed.

g. **Tree Removal**

Removal completed.

h. **Pond Restoration.**

The owners intend on preserving the ponds and are investigating their restoration feasibility.

i. **Eastern Wall Restoration.**

The owners have been advised that the restoration is not necessary.

j. **Iron Fence on North Entry Wall.**

The improvement has been completed.

k. **Duplicate Garden Structure.**

The owner is reconsidering the construction of a duplicate garden structure. To be determined by the owner at a later date.

9. **Natural Resource Management.**

Completed.

10. **Entry Walls and Gates**

Completed.

11. **Perimeter Landscaping.**

Completed.

12. **Southern Boundary Shrub and Trees.**

The owner decided that the existing tree line provided enough privacy. The owner will reconsider this position within the next few years.

13. **Driveway Circle.**

Per the surveyor, built to plans.

14. **Meadow Paths**

To be maintained.

15. **Historical Features – Maintenance**

The owner is working on a maintenance plan to be completed by the summer, 2011.

16. **Summary**

In sum, the owners have substantially performed pursuant to the plans submitted and approved by the City and the Historical Preservation Commission. With regard to the open items, the owner requests that they observe the condition through a few season cycles before making final decisions on whether or not to complete, modify or abandon the items. Thank you for your assistance with this matter.

## Inconsistencies in Landscaping Installation as Identified During an Inspection in October, 2010.

Approved Feature	Is it Installed?	Comment	<u>D</u> ocument to Keep “as-is”; <u>N</u> ot to Plan; To be <u>I</u> nstalled, Needs <u>M</u> aintenance; <u>C</u> omplete
<ul style="list-style-type: none"> <li>• Extension of Stone Bridge               <ul style="list-style-type: none"> <li>○ Wood bridge deck</li> </ul> </li> </ul>	No	Deck paved in asphalt	N
<ul style="list-style-type: none"> <li>• Driveway Surface Materials and Cross sections</li> </ul>	Yes	Aggregate is more loose than embedded between bridge and motor court	D
<ul style="list-style-type: none"> <li>• Tennis/sport court</li> </ul>	Yes	Pole lighting is triple-headed, single specified	D
<ul style="list-style-type: none"> <li>• Lighting               <ul style="list-style-type: none"> <li>○ Safety and Security</li> <li>○ Monument-type illumination</li> </ul> </li> </ul>	Yes	Tree mounted above accessory structure height	To Be Determined
<ul style="list-style-type: none"> <li>• Fencing               <ul style="list-style-type: none"> <li>○ Deer curtain</li> <li>○ Wire mesh</li> <li>○ Chain link</li> </ul> </li> </ul>	Yes	Undocumented black wire mesh in lieu of some wire and chain link	N,D
<ul style="list-style-type: none"> <li>• Stone Paths</li> </ul>	No	Walled garden	N
<ul style="list-style-type: none"> <li>• Planted Roof Plant Palate</li> </ul>	Yes		C
<ul style="list-style-type: none"> <li>• Formal Garden               <ul style="list-style-type: none"> <li>○ Replacement of concrete walks with stone paths</li> </ul> </li> </ul>	No	Replaced with loose gravel	N
<ul style="list-style-type: none"> <li> <ul style="list-style-type: none"> <li>○ Reestablishment of fruit trees</li> </ul> </li> </ul>	Yes	Mature Bradford Pear retained in lieu of 4 fruit trees	N
<ul style="list-style-type: none"> <li> <ul style="list-style-type: none"> <li>○ Ornamental plant palate</li> </ul> </li> </ul>	Yes	In progress	I
<ul style="list-style-type: none"> <li> <ul style="list-style-type: none"> <li>○ Parallel arbors</li> </ul> </li> </ul>	Yes	Only 1 (south) of 2 arbors installed with covered structure not on plan	N
<ul style="list-style-type: none"> <li> <ul style="list-style-type: none"> <li>○ Arborvitae buffering</li> </ul> </li> </ul>	Yes & No	Western side behind arbor	N,D

Approved Feature	Is it Installed?	Comment	<u>D</u> ocument to Keep “as-is”; <u>N</u> ot to Plan; To be <u>I</u> nstalled, Needs <u>M</u> aintenance; <u>C</u> omplete
		only	
○ Ornamental gates	No	Northeast removed for refinishing; West (same?)	I
○ Tree removal	Yes	Except for mature Bradford pear	C, D
○ Pond restoration	No		N
○ Eastern wall restoration	No		N
○ Iron fence on north entry wall	No		N
○ Duplicate garden shelter	No		N
<ul style="list-style-type: none"> <li>• Natural Resource Management <ul style="list-style-type: none"> <li>○ Non-fire management</li> <li>○ Native seed collection</li> <li>○ Invasive plant removal</li> </ul> </li> </ul>	?	Reported to have occurred by Landscape Architect	M
• Entry Walls and Gates	Yes		C
<ul style="list-style-type: none"> <li>• Perimeter Landscaping <ul style="list-style-type: none"> <li>○ Driveway stem plantings- evergreen infill</li> </ul> </li> </ul>	Yes		M
• Southern boundary shrub & tree clusters	No	Limited to coach house area	N
• Driveway Circle at Main House	Yes	Appears larger and more circular than plan indicates possible meadow encroachment	N
• Meadow Paths	No		N, M
Historical Features- Maintenance Required			
• Ravine Paths and steps		Need raking, and maintenance	M
• Stone Basin		Needs raking and maintenance	N,M
• Stone Steps to Beach		Needs maintenance	M
• Retaining wall at SE corner of		Needs	M

<b>Approved Feature</b>	<b>Is it Installed?</b>	<b>Comment</b>	<b><u>D</u>ocument to Keep “as-is”; <u>N</u>ot to Plan; To be <u>I</u>nstalled, Needs <u>M</u>aintenance; <u>C</u>omplete</b>
Shaw Home		maintenance	
<ul style="list-style-type: none"> <li>• Rustic Wooden Foot-bridges</li> </ul>		One okay; 2 <sup>nd</sup> not observed	M

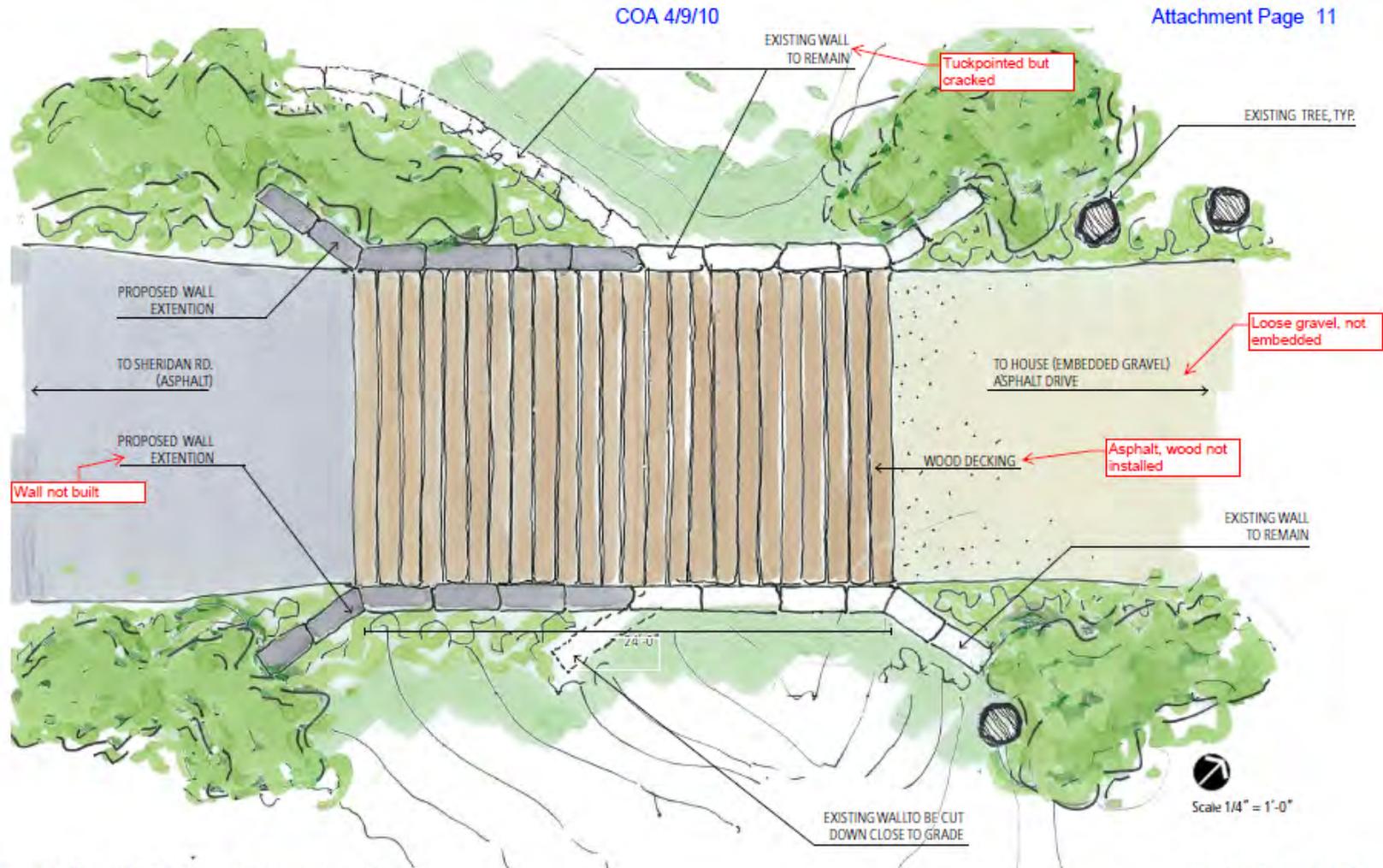
# 405 Sheridan Landscape COA Compliance Update

Historic Preservation Commission

February 10, 2011



# Bridge Decking & Drive Surface



# Sport Court Lighting

COA 4/9/10

Attachment Page 17



IRREGULAR STONE PAVING AT SEATING AREA



BASKETBALL HOOP



RETURN BOARD



PROPOSED LIGHTING



405 Sheridan Rd: Tennis Court Overall Elevation

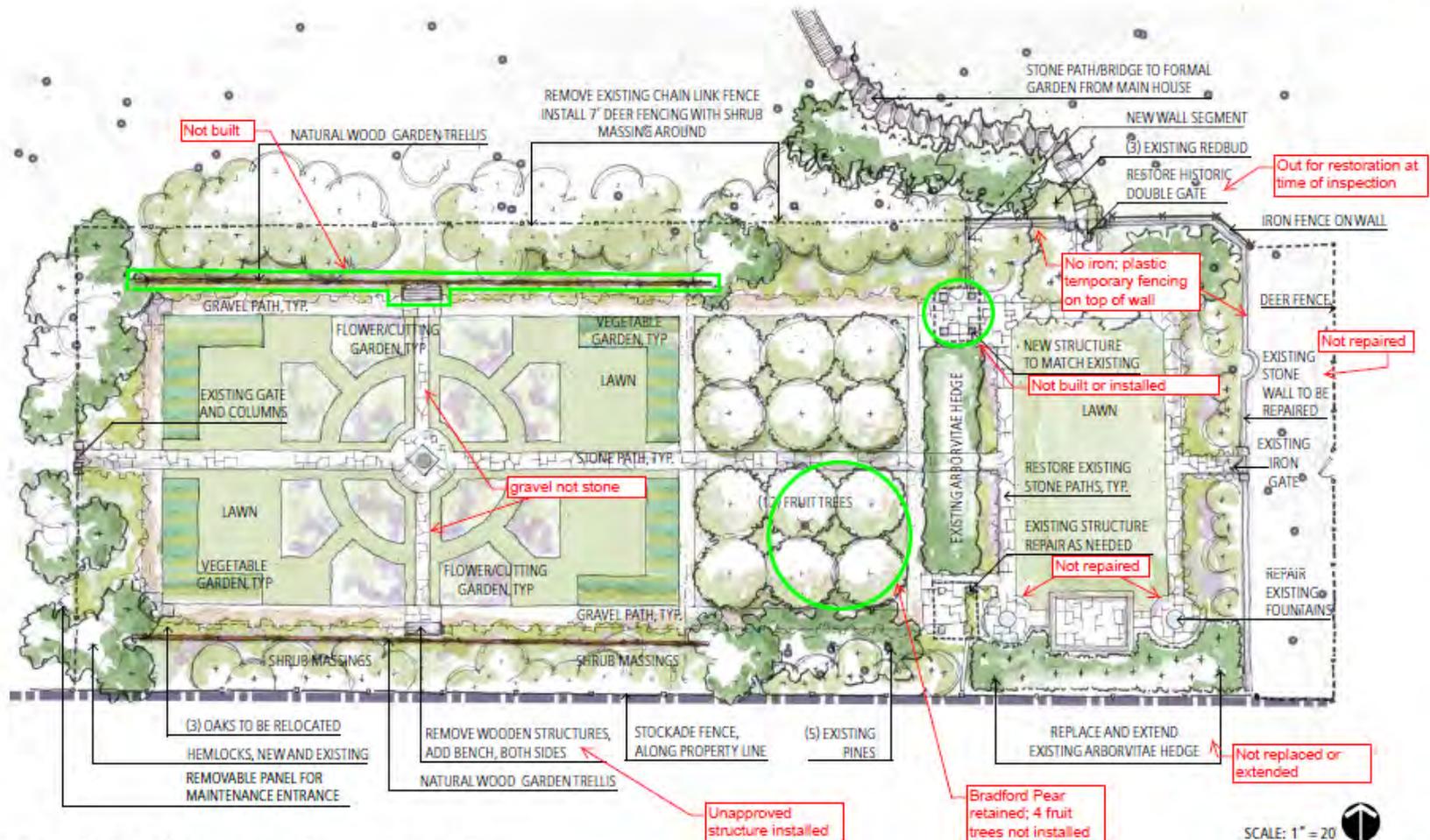
February 11, 2010

HOERR SCHAUDT  
landscape architects

# Formal Garden

COA 4/9/10

Attachment Page 21

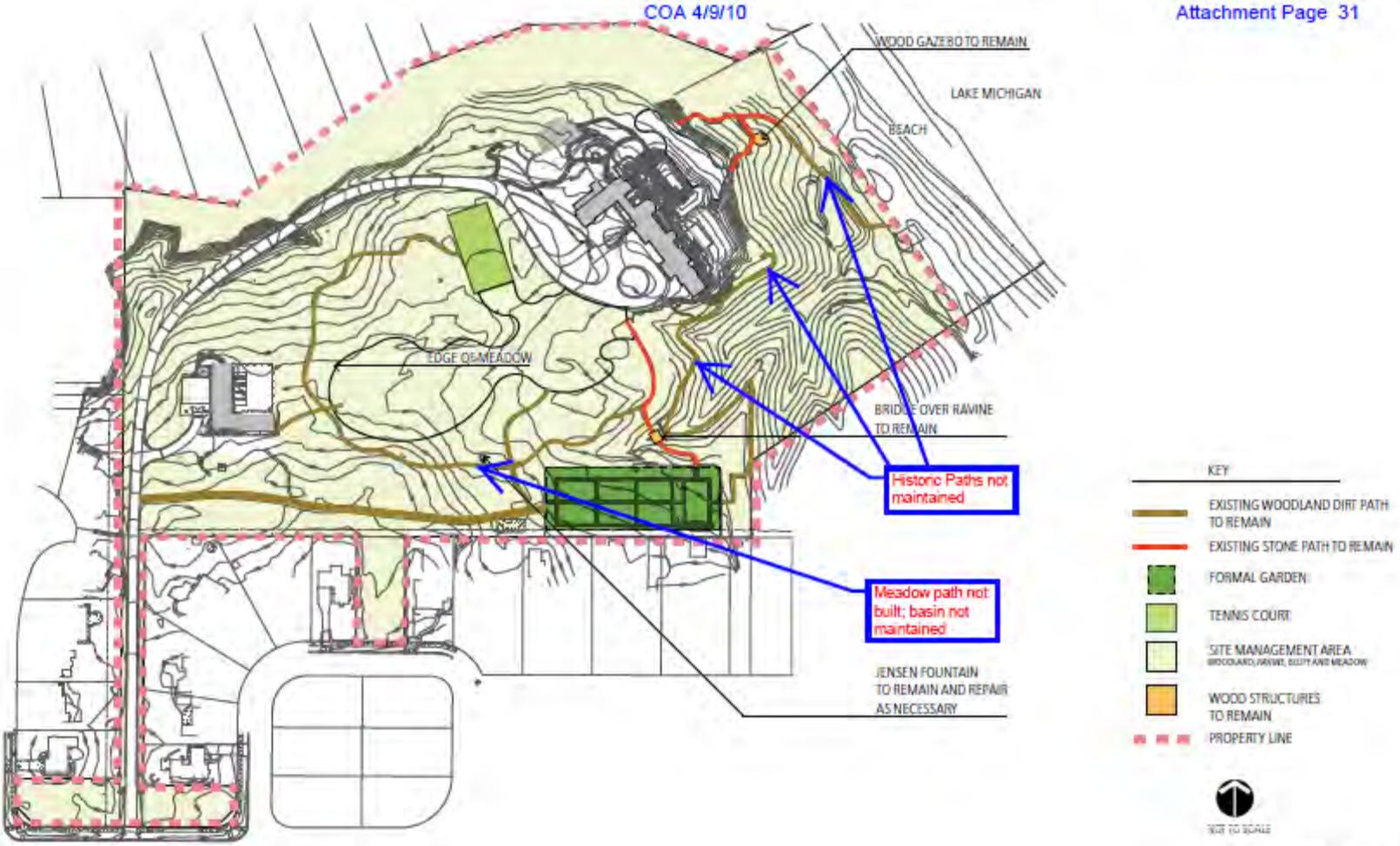


405 Sheridan Rd: Proposed Formal Garden Plan

February 11, 2010

SCALE: 1" = 20'  
**HOERR SCHAUDT**  
 landscape architects

# Ravine & Meadow Paths



# North Ravine Management



TALLGRASS RESTORATION, LLC

STATEMENT OF QUALIFICATIONS

2009-2010

Illinois Office  
2221 Hammond Drive  
Schaumburg, IL 60173  
847-925-9830  
847-925-9840 (fax)

Wisconsin Office  
3129 E. County Road N  
Milton, WI 53653  
608-531-1768  
608-531-2227 (fax)

[www.tallgrassrestoration.com](http://www.tallgrassrestoration.com)  
877-699-8300

- COA Submittal had promotional information from Tallgrass Inc.
- Verbal assurance that this firm would consult on North Ravine management

# Southern Boundary Buffer

## Proposed Plantings:

PLANT LIST:	Scientific Name:	Common Name:
	<i>Carpinus caroliniana</i>	American Hornbeam
	<i>Hamamelis</i>	Witchhazel
	<i>Ostrya virginiana</i>	American Hopbloom
	<i>Pinus strobus</i>	White Pine
	<i>Thuja occidentalis</i>	Arborvitae
	<i>Tsuga canadensis</i>	Hemlock
	<i>Viburnum</i>	Viburnum



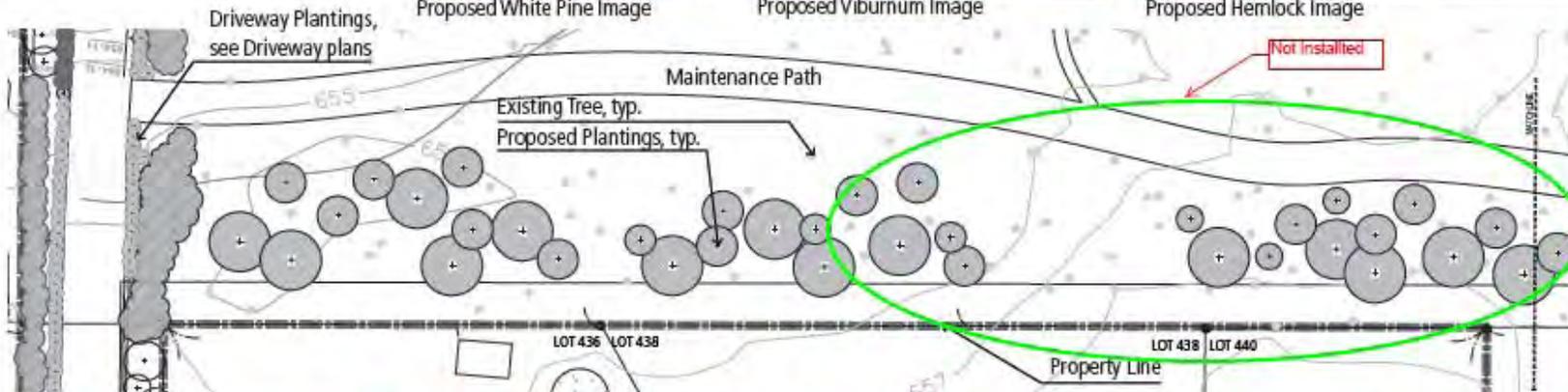
Proposed White Pine Image



Proposed Viburnum Image



Proposed Hemlock Image



Existing Photos



405 Sheridan Rd: South Property Line Planting - 1 of 2

March 11, 2010

SCALE: 1" = 20'



HOERR SCHAUDT  
landscape architects

# Southern Boundary Buffer

## Proposed Plantings:

### PLANT LIST:

Scientific Name:	Common Name:
<i>Carpinus caroliniana</i>	American Hornbeam
<i>Hamelia</i>	Witchazel
<i>Ostrya virginiana</i>	American Hoghobble
<i>Pinus strobus</i>	White Pine
<i>Thuja occidentalis</i>	Arborvitae
<i>Taxus canadensis</i>	Hemlock
<i>Viburnum</i>	



Proposed Arborvitae Image



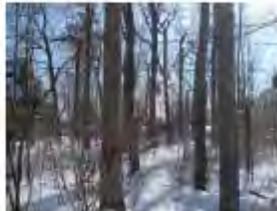
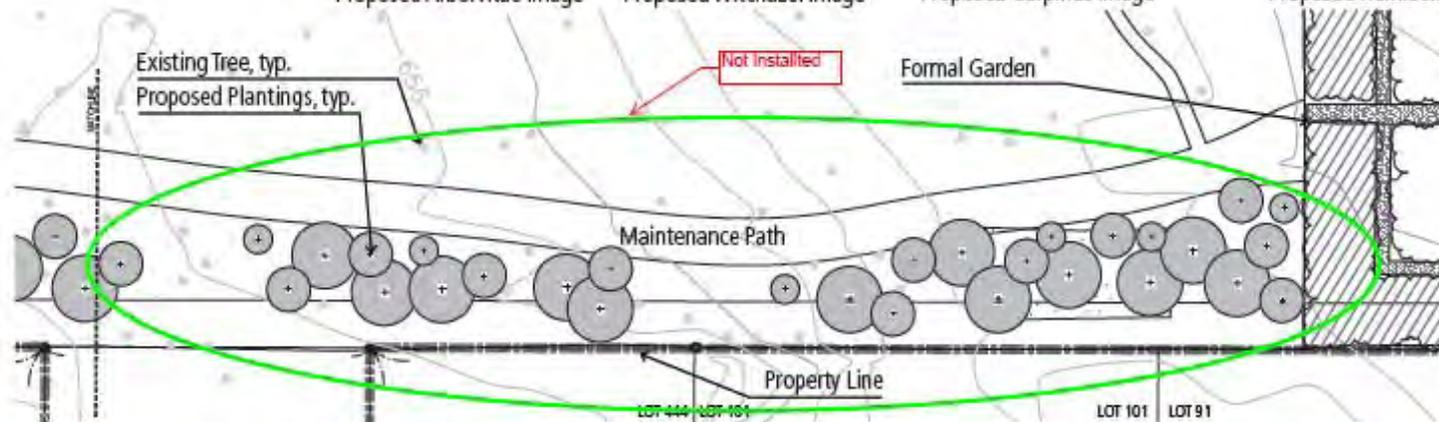
Proposed Witchazel Image



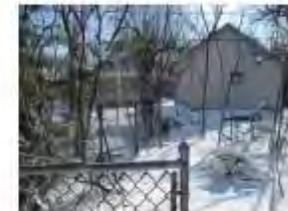
Proposed Carpinus Image



Proposed Hemlock Image



Existing Photos



# Fencing

COA 4/9/10; Amended 5/11/10

Attachment Page 99



WIRE FENCE



STOCKADE FENCE



CHAIN LINK FENCE

EXISTING FENCING ON PROPERTY

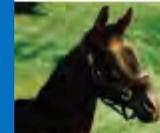


Black finer mesh material used instead; approx. 5' 6"



WIRE FENCE

PERIMETER FENCE OPTIONS



WIRE FENCE - IF APPROVED BY POOL CODE



BROWN PAINTED MINI MESH

4' POOL CODE FENCE OPTIONS



6' BROWN/BLACK PAINTED CHAIN LINK FENCE

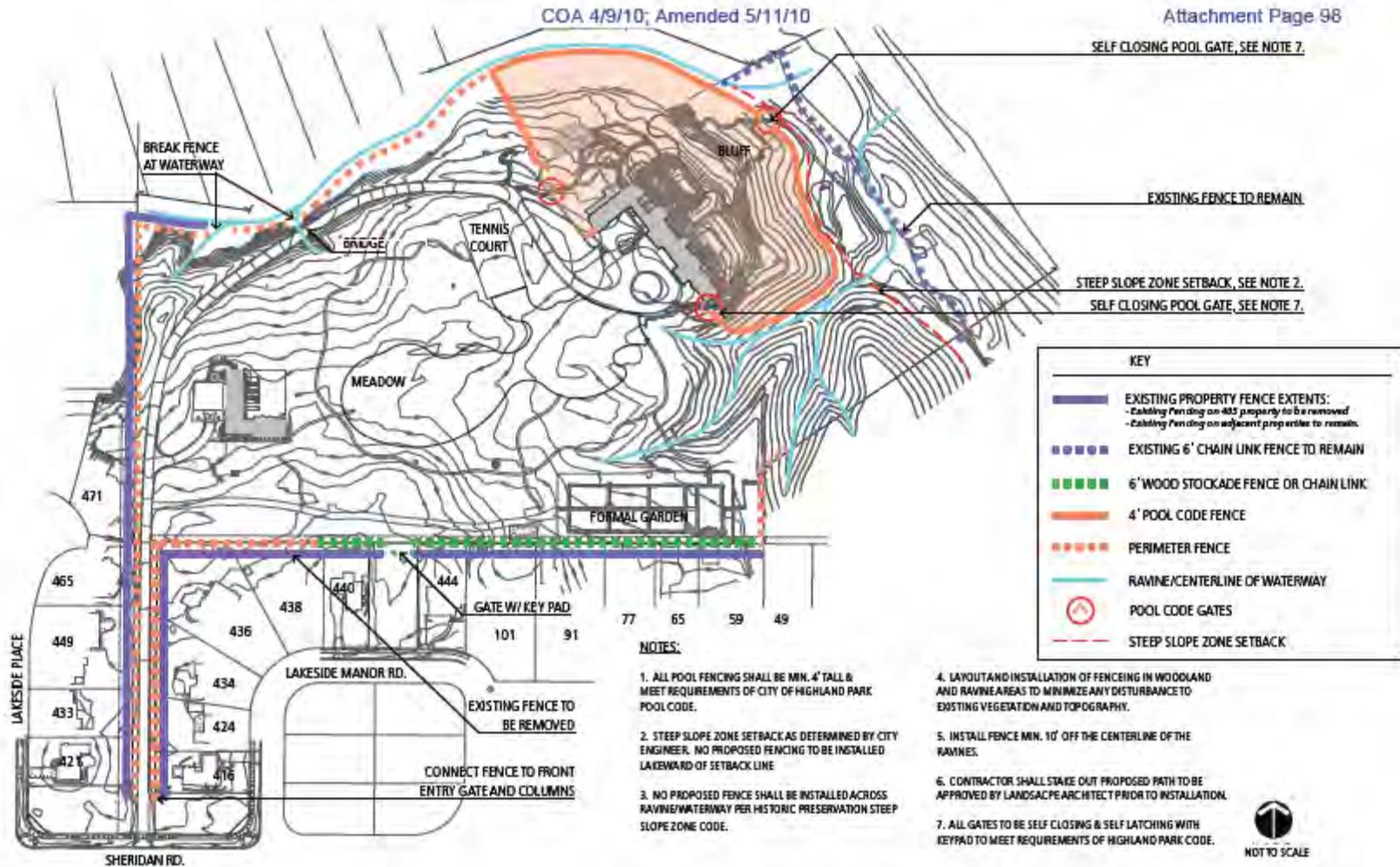


6' WOOD STOCKADE FENCE OR CHAIN LINK

# Fencing Location

COA 4/9/10; Amended 5/11/10

Attachment Page 98



## 405 Sheridan Rd: Perimeter Fencing Plan

March 11, 2010



NOT TO SCALE



## CITY OF HIGHLAND PARK Historic Preservation Commission

### *Amended Certificate of Appropriateness*

DATE:	April 10, 2010 ( <i>as amended May 11, 2010</i> )
NAME OF LANDMARK:	A.G. Becker Estate
ADDRESS:	405-407 Sheridan
NAME OF OWNER:	405 Sheridan Rd. Trust
NAME OF ARCHITECT:	Hoerr-Schaudt Landscape Architects, (Douglas Hoerr)
PROPOSED REPAIR, ALTERATION, REMOVAL, CONSTRUCTION OR DEMOLITION:	
<ul style="list-style-type: none"> <li>• Extension of Stone Bridge</li> <li>• Driveway Surface Materials and Cross sections</li> <li>• Tennis/sport court</li> <li>• Lighting               <ul style="list-style-type: none"> <li>○ Safety and Security</li> <li>○ Monument-type illumination</li> </ul> </li> <li>• Fencing               <ul style="list-style-type: none"> <li>○ Deer curtain</li> <li>○ Wire mesh</li> <li>○ Chain link</li> </ul> </li> <li>• Stone Paths</li> <li>• Planted Roof Plant Palate</li> <li>• Formal Garden               <ul style="list-style-type: none"> <li>○ Replacement of concrete walks with stone paths</li> <li>○ Reestablishment of fruit trees</li> <li>○ Ornamental plant palate</li> <li>○ Parallel arbors</li> <li>○ Arborvitae buffering</li> <li>○ Ornamental gates</li> <li>○ Tree removal</li> <li>○ Pond restoration</li> </ul> </li> <li>• Natural Resource Management               <ul style="list-style-type: none"> <li>○ Non-fire management</li> <li>○ Native seed collection</li> <li>○ Invasive plant removal</li> </ul> </li> <li>• Entry Walls and Gates</li> <li>• Perimeter Landscaping               <ul style="list-style-type: none"> <li>○ Driveway stem plantings- evergreen infill</li> <li>○ Southern boundary shrub &amp; tree clusters</li> </ul> </li> </ul>	
DATE OF COMMISSION REVIEW:	February 11, 2010; amended March 11, 2010

DATE OF COMMISSION REVIEW:	February 11, 2010; amended March 11, 2010
MOTION:	2/11/10: Temkin; 3/11/10: Curran
SECOND:	2/11/10: Rotholz; 3/11/10: Temkin
ABSTAIN:	2/11/10: 0 ; 3/11/10: 0
VOTE:	2/11/10 : 4 Ayes, 1 Nay ; 3/11/10: 6 Ayes, 0 Nays

ACCEPT PROPOSAL	X
REJECT PROPOSAL	

ATTACHED DOCUMENTS:	<p>Drawings :</p> <ol style="list-style-type: none"> <li>Landscape Plan dated 2/11/10 prepared by Hoerr-Schautd multi-page with exclusions: <ul style="list-style-type: none"> <li>Entry Gate (pp. 5-9, Hoerr-Schautd Landscape Plan dated 2/11/10)</li> <li><del>Wood Stockade Portions of Perimeter Fencing Plan (pp. 28-29, Hoerr-Schautd Landscape Plan dated 2/11/10).</del> <i>(Exclusion removed per City Council Action of 5/10/2010)</i></li> </ul> </li> <li>Revised Landscape Plan dated 2/11/10 (recvd. 3/3/10) with exclusions: <ul style="list-style-type: none"> <li><del>Wood Stockade Portions of Perimeter Fencing Plan (pp. 10-11, Hoerr-Schautd Landscape Plan dated 2/11/10 and recvd. 3/3/10).</del> <i>(Exclusion removed per City Council Action of 5/10/2010)</i></li> </ul> </li> </ol>
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COMMENTS:	<p>Approved with Conditions:</p> <p>The Conditions of Approval are:</p> <ol style="list-style-type: none"> <li>The tree-mounted driveway lighting depicted on the "405 Sheridan Rd: Overall Proposed Lighting Plan", Appendix: 4.1, unnumbered, may be administratively approved only after submission of a typical hardware installation drawing for tree-mounted fixtures and a plan drawing depicting the electric supply cable route superimposed on a tree survey with all bored/trenched areas for cable installation depicted; and, if then found acceptable for the preservation of tree resources by the City Forester. {Historic Preservation Standard: Section 24.030(D)(13) "Archaeological and natural resources"}</li> <li>The two honey locust trees in the eastern portion of the Formal</li> </ol>
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	<p>Hoerr-Schautd Landscape Plan dated 2/11/10, may be administratively approved for removal by the City Forester only after submission and examination of an arborist's report as to the condition and health of the trees; and if then, are found to meet the removal criteria as found in Chapter 94- Trees and Shrubs of the City Code. {Historic Preservation Standard: Section 24.030(D)(12) "Destruction or alteration of the historic features" &amp; (13) "Archaeological and natural resources"}</p> <p>3) The Applicant or his representative to should meet with neighbors to discuss the effects and impacts of the proposed lighting plan.</p>
SIGNED:	 Linda S. Sloan, AICP, Planning Division Manager