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, January 12, 2012, 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, January 12, 2012
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. December 8, 2011

IV. **Scheduled Business**

A. Landmark Nomination - 385 North Deere Park Drive East

B. Certificate of Appropriateness Amendment – 117 Belle Avenue

V. **Discussion Items**

A. 405 Sheridan Landscape COA Amendment

VI. **Business From the Public**

VII. **Other Business**

A. Approve Revised 2012 Workplan
B. Next meeting scheduled for February 9, 2012

VIII. **Adjournment**

City of Highland Park
Historic Preservation Commission
Minutes of December 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, Curran, Becker, Bramson (7:40)
Ex-Officio Members Present:	Axelrod
Members Absent:	Temkin, Rotholz,
City Staff Present:	Cross
Others Present:	Marc Klein (675 Wake Robin), Sharon Affinati (325 Prospect), Kimberly Ludwig, Kieth Wiznewski (1457 Oakwood), Geoff & Arpie Petkus (385 North Deere Park Drive E)

III. Approval of Minutes

Chairwoman Sogin asked for approval of the minutes of the November 21, 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 (4-0).

Chairwoman Sogin asked for the approval of the minutes from the Special Meeting of the HPC held on December 1, 2011. Commissioner Fradin made a motion to approve the minutes as submitted. Commissioner Curran seconded the motion. The motion was approved by a unanimous vote (4-0).

IV. Scheduled Business

A. Certificate of Appropriateness – 325 Prospect Avenue

Staff presented information about the petition, noting that a new detached garage had been approved for the property at the previous meeting. The Commission asked the petitioner to return to the HPC with a new garage door design, and Mrs. Affinati presented the revised design. The Commission supported the new design, indicating it was much more sympathetic to the historic character of the house.

- Motion to approve the amendment to the Certificate of Appropriateness: Commissioner Fradin
- Second: Commissioner Becker
- Vote: 4-0 Motion passes.

B. <u>Determination of Significance</u> – 675 Wake Robin

Staff gave a brief presentation about the history of the property and the background of the petition. A previous determination of significance in 2006 found that the property did not meet any landmark criteria and it was approved for demolition. The house was not demolished at that time, but appears to have been vacant since then. The utilities have been shut off, and there is a "Do Not Occupy" placard in the front door.

The current owner and petitioner Marc Klein was present and shared information about the property. He bought it from the bank recently and intends to build a new house on the lot.

Chairwoman Sogin indicated the original Wake Robin development dates to 1951, but few of the original houses remain. The tenor of the street has changed, such that the house at 675 Wake Robin does not have the same historical context it may once have enjoyed. Chairwoman Becker indicated that other homes by this architect are better examples of his work and are still around in the City.

The Commission discussed the landscaping, which previous research had indicated may have been originally designed by Gertrude Kuh, a student of Jans Jensen. After years of neglect, however, it is unlikely that any evidence of the original design still exists. The petitioner shared photographs of the deterioration of the house.

- Motion finding that the house at 675 Wake Robin does not satisfy any landmark criteria: Commissioner Bramson
- Second: Commissioner Curran
- Vote: 5-0 Motion passes.

C. <u>Determination of Significance -</u> 1457 Oakwood

Staff presented historical research on the property, indicating that the exact year the house was built wasn't confirmed, but Commissioner Sogin indicated it could have been as early as 1906. The owner, Kimberly Ludwig, was present at the meeting with the contract purchaser of the house, Keith Wiznewski. Ms. Ludwig indicated she has owned the house since the 1970's. Mr. Wiznewski intends to demolish the house and build a new house to sell.

Ex-officio member Axelrod indicated the house was clearly a Craftsman-style bungalow that had seen many changes and alterations over the years. It was an old house, but likely not a historic property.

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

D. <u>Landmark Nomination</u> - 385 North Deere Park Drive East

Staff presented information about the landmark nomination submitted by owners Geoff and Arpie Petkus for their property at 385 North Deere Park Drive. The Commission discussed the landmark criteria and which are most appropriate for the subject property. Commissioner Curran indicated that she felt the house satisfied Criterion #7 because of the structure's established location and familiarity in the neighborhood. Commissioner Sogin stated that the property appears to satisfy criterion #4 because of the distinctive architectural style. The Commission discussed the

alterations on the house, but agreed that they had been tastefully done and were very sympathetic to the house's original architecture.

Commissioner Becker indicated the property also met criterion #6 because the materials and craftsmanship in the house and additions show the care that has been taken to remain loyal to the original structure. The additions do not detract from the house. Geoff Petkus suggested that it is difficult to tell in many places where the additions start and the old house begins.

The Commission discussed Criterion #1 and felt it could be included because North Deere Park is a unique and historic development in the City.

The alterations have not detracted from the house, but instead have complemented the style and overall structure.

- Motion finding the house at 385 North Deere Park Drive East satisfies Landmark Criteria 1, 4, 6, and 7: Commissioner Curran
- Second: Commissioner Becker
- Vote: 5-0 Motion passes.

Staff was directed to draft a resolution making a positive preliminary recommendation for the landmark designation of 385 North Deere Park Drive East, and prepare a planning report on the effects of the landmark designation.

IV. Discussion Item

V. Adjournment

Chairwoman Sogin adjourned the meeting at 8:35 pm.

MEMORANDUM

Date: January 12, 2012

To: Historic Preservation Commission

From: Andy Cross, Planner II

Subject: **Resolution Recommending a Preliminary Landmark Designation for 385 North Deere Park Drive East, the R.R. Holden House**

At the December 8, 2011 meeting, the Historic Preservation Commission accepted a Landmark Nomination for 385 North Deere Park Drive East. The Commission determined that the structure met four Landmark Criteria and directed staff to draft a Resolution making a Preliminary Landmark Designation. The Resolution has been drafted and is attached to this memo. The Commission is asked to review the Resolution and, if no changes are revisions are recommended, approve the Resolution by a majority vote.

The next step is the review of a Planning Report that "evaluates the relationship of the proposed designation to the City's Comprehensive plan and the effect of the proposed designation on the surrounding neighborhood." This report gives the Commission an opportunity to review the impact of the landmark designation with regard to the surrounding properties and the City-wide Comprehensive Plan. Staff has prepared the Planning Report for 385 North Deere Park Drive East and attached it to this memo. The Commission is asked to review the report and "make such modifications, changes, and alterations to the report concerning the proposed Landmark designation as it deems necessary in consideration of any recommendations made in the report." If no changes are needed, the Commission is asked to approve the Planning Report by a majority vote.

After the adoption of the Resolution and the approval of the attached Planning Report, the landmarking process will follow these steps:

1) When the attached resolution is adopted by the Commission, the house at 385 North Deere Park Drive East will become a Regulated Structure. This means that the house will be protected under the guidelines in Chapter 24 of the City Code, "Historic Preservation."
2) A certified letter will be mailed to the owners of the Regulated Structure notifying them about the approval of the Resolution and the Commission's recommendation to approve the Landmark, and requesting consent for the landmark designation.

3) When written consent from the owner has been received, the owners will again be notified that the Commission's recommendation will be forwarded to the City Council for final approval.
4) The Resolution making a Preliminary Landmark Designation for 385 North Deere Park Drive East will be forwarded to the City Council, along with the Planning Report and an Ordinance designating the structure as a Local Landmark.
5) The landmarking process will be completed when the Ordinance has been approved by a majority vote from the City Council.

Recommended Action

The Commission is asked to adopt the Resolution making the Preliminary Landmark Designation, and approve the attached Planning Report evaluating the impact of the landmark on the neighborhood.

Attachments:

- Resolution Recommending a Preliminary Landmark Designation for 385 North Deere Park Drive East
- Planning Report for the Landmark Nomination of 385 North Deere Park Drive East

CITY OF HIGHLAND PARK
HISTORIC PRESERVATION COMMISSION

RESOLUTION NO. 11-03

A RESOLUTION MAKING A PRELIMINARY LANDMARK DESIGNATION RECOMMENDATION FOR 385 NORTH DEERE PARK DRIVE EAST

WHEREAS, on December 8, 2011, pursuant to Section 24.025(A) of "The Highland Park Code of 1968," as amended (***"City Code"***), the Chairwoman of the Commission received a written nomination to designate as a landmark that certain structure commonly known as R.R. Holden House, located at 385 North Deere Park Drive East in Highland Park, Illinois, and by this reference made a part of, this Resolution (***"Structure"***); and

WHEREAS, pursuant to Section 24.025(B)(2) of the City Code, to make a preliminary landmark designation recommendation for the Structure, the Commission must (i) find that the proposed landmark designation satisfies at least two of the criteria set forth in Section 24.015 of the City Code, and (ii) determines that the Structure has sufficient integrity of location, design, materials, and workmanship to make it worthy of preservation.

WHEREAS, pursuant to Section 24.025(B)(1) of the City Code, a public meeting of the Commission to consider preliminary landmark designation of the property was held on December 8, 2011, and

WHEREAS, the Commission has determined that the proposed designation of the Property satisfies the criteria for landmark designation set forth in Sections 24.015(1), 24.015(4), 24.015(6), and 24.015(7) of the City Code;

NOW, THEREFORE, BE IT RESOLVED BY THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF HIGHLAND PARK, LAKE COUNTY, ILLINOIS, as follows:

SECTION ONE: RECITALS. The foregoing recitals are incorporated into, and made a part of, this Resolution as the findings of the Historic Preservation Commission.

SECTION TWO: PRELIMINARY LANDMARK DESIGNATION. In accordance with, and pursuant to, Section 24.025(B)(2) of the City Code, the Commission shall, and does hereby, make a preliminary Landmark designation recommendation to designate the Structure as a landmark.

SECTION THREE: EFFECT OF DESIGNATION. In accordance with and pursuant to Section 24.025(B)(3) of the City Code, upon the effective date of this Resolution, the Property shall be considered a "Regulated Structure," as that term is defined pursuant to Section 24.005 of the City Code.

SECTION FOUR: EFFECTIVE DATE. This Resolution shall be in full force and effect from and after its passage and approval in the manner provided by law.

[SIGNATURE PAGE FOLLOWS]

AYES:

NAYS:

ABSENT:

PASSED:

APPROVED: January 12, 2012

RESOLUTION NO. 11-03

_____

Jean Sogin, Chairwoman

ATTEST:

_____

Commission Secretary

4364483_v1

HISTORIC PRESERVATION COMMISSION
REQUEST FOR PLANNING REPORT

DATE REFERRED: January 12, 2012

ORIGINATED BY: Department of Community Development

SUBJECT: Planning Report for Landmark Nomination of 385 North Deere Park Drive East

SUMMARY AND BACKGROUND OF SUBJECT MATERIAL

Address: 385 North Deere Park Drive
R.R. Holden House

Owner: Geoff & Arpie Petkus

Zoning: R4 Low Density Single Family

Style: French Eclectic

Date of Construction: 1927

Architect: Kenneth T. White

ADMINISTRATIVE HISTORY

The owners of 385 North Deere Park Drive East have submitted a nomination form to designate their house as a local landmark. The Historic Preservation Commission considered the nomination at the December 8, 2011 meeting and directed staff to prepare a resolution recommending a landmark designation for the house. The Commission has also requested a Planning Report from the Director of Community Development per the requirements of Sec. 24.025(C) of the Historic Preservation Ordinance.

DESCRIPTION OF THE PROPERTY

The house, built in 1927, is an example of the French Eclectic style and is in excellent condition. It is known as the R.R. Holden House, named after the original owner, Richard Roy Holden. Mr. Holden was born in 1883 and was the president of *Holden & White*, a Chicago company that designed, manufactured, and sold supplies for electric railways. He was also an engineer and inventor who, according to his obituary, designed many electrical devices, including an overhead trolley used on buses.

The house was designed by Kenneth T. White. Mr. White is not credited with any further work in Highland Park, though research indicated he did other residential estate projects in neighboring North Shore communities. The house is part of the Deere Park subdivision, which was developed by Baird & Warner in the mid-1920's from land belonging to Charles Deere, a relation of the family made famous by John Deere farm machinery.

The house represents an excellent example of the French Eclectic Style, which has an interesting history that is intertwined with the end of the First World War and France's Ecole des Beaux Arts. The house at 385 North Deere Park Drive still maintains many of the trademark characteristics of the style, such as the unique L-shaped footprint of the house, the half-timbering on the upper level, and the prominent turret tower on the front façade.

There have been a number of additions to the house over the years, but the Historic Preservation Commission was unanimous in finding that the additions had not detracted from the overall character of the house.

FINDING OF HISTORIC OR ARCHITECTURAL SIGNIFICANCE

The Historic Preservation Commission accepted a landmark nomination for 385 North Deere Park Drive East at the December 8, 2011 meeting and made the preliminarily determination that the Property meets the following four Landmark criteria:

> (1) It demonstrates character, interest or value as part of the development, heritage or cultural characteristics 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 or indigenous materials;
>
> (6) It embodies, overall, elements of design, detailing, 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;.

By Code, any proposed individual landmark must meet two or more Landmark criteria and have sufficient integrity of location, design, materials and workmanship to make it worthy of preservation or rehabilitation. The property at 385 North Deere Park Drive East has been found to meet four of nine Landmark criteria and retains sufficient integrity to qualify for local Landmark designation.

HISTORIC PRESERVATION COMMISSION POLICY

The Historic Preservation Commission discussed a preliminary Landmark designation recommendation on December 8, 2011. Upon adoption of the proposed resolution the property at 385 North Deere Park Drive East will become a Regulated Structure. No building permits or demolition permits shall be issued per Section 24.025(B)(3):

> Upon adoption of the resolution making a preliminary landmark designation recommendation, and until provided otherwise in this Chapter, the nominated Property, Structure, Area, Object, or Landscape of Significance shall be a Regulated Structure.

The permit moratorium described above will conclude upon final disposition of the proposed Local Landmark nomination process.

HISTORIC PRESERVATION AND THE CITY OF HIGHLAND PARK MASTER PLAN

The City of Highland Park Master Plan asks that the city "sustain a philosophy of preservation," adding a call to "maintain Highland Park's sense of place, character, and history; maintain quality of architecture in residential and public structures," preserving "the quality of residential neighborhoods" and protecting the City's "natural, historic and physical resources." The description of the built environment in the Lakefront Planning District identifies historic structures as an integral part of the district's character. The Plan identifies the role the Historic Preservation Commission plays in maintaining the character of the district and encourages residents to play an active role with the Commission and with preservation in the neighborhoods. Therefore, the effect of the proposed Landmark designation of the R.R. Holden House at 385 North Deere Park Drive East on the surrounding neighborhood would be in keeping with the interests outlined in the City's Comprehensive Plan.

RECOMMENDATION

Based on the information presented, the Department of Community Development recommends that the Historic Preservation Commission continue with the Landmark designation of the property at 385 North Deere Park Drive East.

The Historic Preservation Commission's request for consent to the proposed designation will be sent to the Owners following the adoption of the attached Resolution recommending a Preliminary Landmark Designation. The Owner has 45 days after the date on which the statement is delivered to respond to the Commission's request, and the Owner may ask for an extension. If the owner consents to the Landmark designation, the Commission's recommendation will be forwarded to the City Council. If consent is declined, or if there is a failure to give written consent, the Commission shall schedule a public hearing on the proposed designation before proceeding with the Landmark process.

ATTACHMENTS

Exhibit A	Map
Exhibit B	Photographs
Exhibit C	Landmark Nomination
Exhibit D	Preliminary Landmark Designation Resolution

117 Belle Avenue
R.A. Ward House

Application for a Certificate of Appropriateness

TO:	The Historic Preservation Commission
DATE:	January 12, 2012
FROM:	Andy Cross, Planner II
SUBJECT:	117 Belle Avenue

PETITIONERS / OWNERS:
Bob Shrago on behalf of
Randi Elowe
117 Belle Avenue
Highland Park, IL 60035

PROPERTY LOCATION:
117 Belle Avenue

STRUCTURE
R.A. Ward House
Style: Tudor Revival
Built: 1927

HISTORIC STATUS:
Linden Park Place Belle Avenue Nat'l Historic District (1983)
Belle Avenue Local Historic District (2001)

ARCHITECT/BUILDER:
Shrago Design & Build
1490 Old Deerfield Road
Highland Park, IL 60035

BACKGROUND OF THE SUBJECT PROPERTY

The house at 117 Belle Avenue is a 1936 Tudor Revival designed by Highland Park architect William Mann. The house was included in the 1983 Linden Park Place Belle Avenue National Register Historic District in 1983 and is a contributing structure in the 2001 Belle Avenue Local Historic District.

There are few records of alterations to the house. In fact, a 1953 survey shows the house with a footprint nearly identical to the house today (see attachments). A Certificate of Appropriateness was granted in 2002 for a large garage addition on the house. The two-story addition was proposed in the same location as the current petitioner's project, but it was never built. At the time, the owners received a variation to allow the addition to be built within a required setback. The plans have been revised, however, such that the current proposal conforms to all required zoning regulations and no variation is required.

The house is named after R. Arthur Wood, who was active in the Chicago financial investment community for many years. According to his 1971 obituary, he was a native Chicagoan and graduated from the University of Wisconsin in 1908. Arthur Wood was president of the Chicago Stock Exchange from 1927 to 1931 and was instrumental in moving the exchange to La Salle Street in downtown Chicago.

SUMMARY OF PROPOSAL

The proposed two-story addition will have a garage on the first floor and a bedroom on the second floor, very similar to what was approved in 2002. The brick cladding, slate roof, and gutters on the addition will match the existing elements on the house. The plans indicate the windows on the addition will be built in wood "in a color and style to match the existing units."

The height of the addition is four feet below the existing roofline, so it will not be out of context with the rest of the house.

Other changes to the house proposed as part of this project are:

- New windows in many part of the house. Many of the existing windows are single pane and in poor condition. Importantly, the color and trim of the new windows will match what is currently on the house.
- The first floor exterior will be changed to enhance the views of the lake and the ravine. This is most noticeable on the east side of the house, but windows will also be added on the north side.
- Several windows will be expanded and added on the second floor.
- Significant changes are proposed for the exterior of the attic level. Several new dormers will be added, including two 10-foot wide dormers to increase views of the lake from the north and east sides of the house.
- The Pilates Room in the attic will be expanded and the existing hipped roof extended outward to a full gable.
- The chimney will be removed from the house.

A complete list of the proposed changes to the house is included in the attachments.

The west and south sides of the house faces Belle Avenue, but many of these proposed changes do not face the street and will not be visible from the public right-of-way. The applicant has indicated the materials used in the alterations and addition will match the existing materials on the house. Samples will be provided at the public meeting, so the Commission will have the opportunity to see the proposed materials up close.

STANDARDS FOR CERTIFICATES OF APPROPRIATENESS

The following are the Standards for Certificates of Appropriateness as listed in Section 24.030(D) of the City Code. These standards apply to modifications of all Regulated Structures within Historic Districts:

(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.

(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.

(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.

(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.

(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.

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.

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

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

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

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

archaeological or cultural material, and such design is compatible with the size, scale, color, material, and character of the Regulated Structure or Contributing Regulated Structure, neighborhood or environment.

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

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

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

(20) Surface cleaning. The surface cleaning of 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

Staff recommends that the Historic Preservation Commission discuss the proposed addition and alterations to the house and whether the standards listed above are satisfied. The Commission may approve the plans, or recommend changes to the plans to meet the standards listed above.

ATTACHMENTS

- Itemized List of Alterations
- Architectural Drawings of Proposed Addition & Alterations
- Photographs of Existing House
- Contextual Photographs

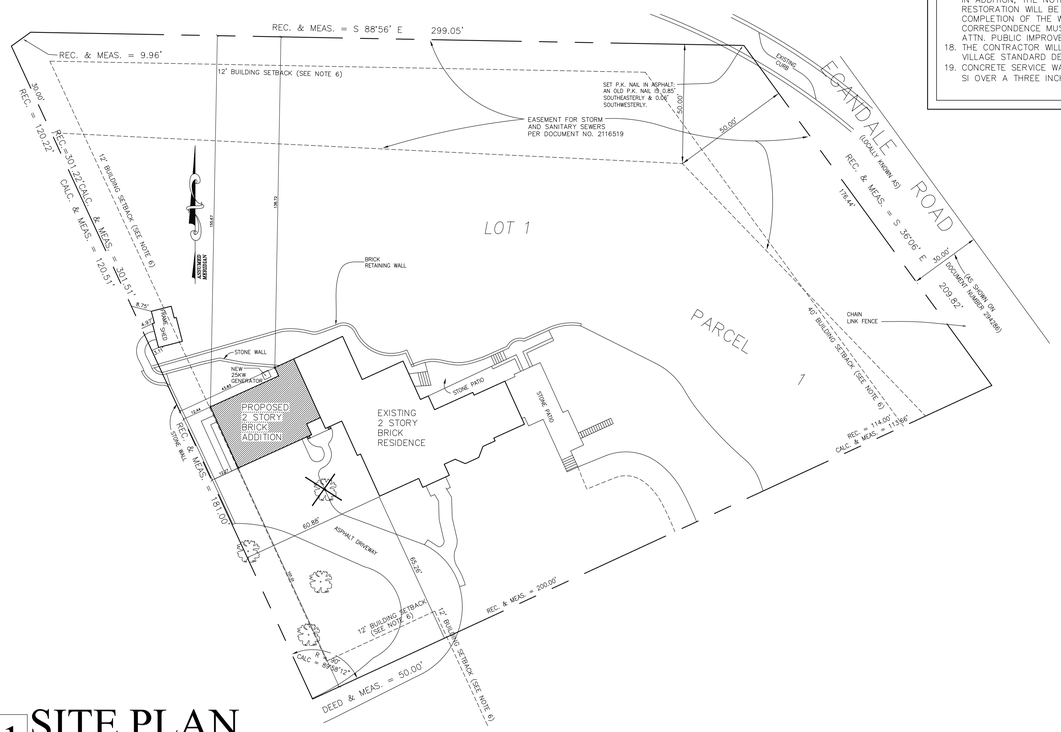
Shrago Design and Build LLC **117 Belle Renovations and Additions**

Scope	Purpose	Materials
NEW ADDITION	Add additional needed bedroom.	Same matching bricks as existing house
New two addition	New three car garage. Two car converted	Same texture and color blend as existing slate
Garage	to family room	Same style copper gutters and downspouts
Mudroom	Additional privacy staircase	Marvin same style and color windows as existing
Secondary staircase		Same style pitched roof and dormers
second floor bedroom and bathroom		
DEMOLITION		
Demolition existing side door	New addition attaches to this wall	Will be considered interior space.
Demolition south east side porch	Poor condition. Blocks view of lake	Replace with existing vegetation on property
	from the driveway and sunroom	
FIRST FLOOR WEST SIDE VIEW		
Replace kitchen window	Smaller size to fit new Butler's area	Same style, trim and color window as existing
Replace kitchen window	Poor condition single pane	Same style, trim and color window as existing
Replace Dining Room Window	Poor condition single pane	Same style, trim and color window as existing
FIRST FLOOR SOUTH SIDE		
Replace Dining Room Window with same size	Poor condition single pane	Same style, trim and color window as existing
Replace Front Door with same size	Poor condition single pane	Same style, trim and color door as existing
Replace Living Room Bay Windows same size	Poor condition single pane	Same style, trim and color window as existing
Replace 4 Seas. Windows with expanded size	Enhance view of lake	Metal frame. Existing windows not original

Scope	Purpose	Materials
FIRST FLOOR EAST VIEW		
Replace 4 Seasons windows with expanded vi	Enhance view of lake	Metal frame. Windows now are not original
Replace Breakfast area	Enhance view of lake	Metal frame. Windows now are not original
Add Family Room windows	Garage converted to family room	Metal frame. Same color as trim
FIRST FLOOR NORTH VIEW		
Remove Living Room windows	To add fireplace mantel	Bricks will match existing, one vent for fireplace
Expand window opening Four Seasons Room	To enhance the ravine view	Metal frame same color as trim.
New Openings for new Family Room	To see ravine views	Same style, trim and color window as existing
SECOND FLOOR WEST VIEW		
Expand Bedroom 2 window opening	Poor condition, room needs more light	Same style, trim and color window as existing
Replace Bathroom 2 windows	Poor condition single pane	Same style, trim and color window as existing
SECOND FLOOR SOUTH VIEW		
Replace windows Bedroom 2	Poor condition single pane	Same style, trim and color window as existing
Replace windows Master closet	Poor condition single pane	Same style, trim and color window as existing
Replace windows New Master Bedroom	Poor condition single pane	Same style, trim and color window as existing
Replace windows New Master Bath	Poor condition single pane	Same style, trim and color window as existing
SECOND FLOOR EAST VIEW		
Expand New Master Bath window opening	Enhance view of lake	Metal framed window same as below. Color of trim
Staircase window	Poor condition single pane	Same style, trim and color window as existing
New expanded Bedroom 2 window opening	Enhance view of lake	Same style, trim and color window as existing
Replace existing window in Bedroom 4	Poor condition single pane	Same style, trim and color window as existing

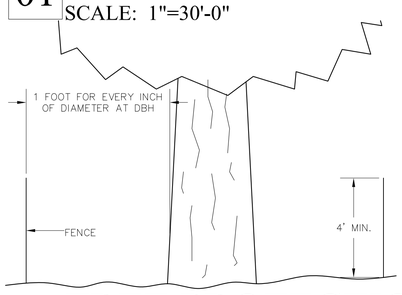
Scope	Purpose	Materials
SECOND FLOOR NORTH VIEW		
Add two window openings Master Bedroom	Egress Windows, added view or ravine	Same style, trim and color window as existing
Replace windows in new Master Bath	Poor condition	Same style, trim and color window as existing
Replace Bedroom 3 windows	Poor condition	Style style. Size adjusted for egress
Replace Bedroom 4 windows	Poor condition	Same style, trim and color window as existing
ATTIC WEST		
Roof tie-in	New addition on west side	Salvage old slate tiles to be used for repairs
Replace Dormer windows	Poor condition	Replace trim to remove windows. New trim.
ATTIC SOUTH		
Replace Dormer windows	Replace Dormer windows	Replace trim to remove windows. New trim.
New Dormer	Enhanced view	Duplicate the dormer next to it. Same materials
		Dormers have clad windows. Wood brick mold,
		copper roof. Trim painted same color as window.
		Salvage slate siding
ATTIC EAST		
Replace dormer window at staircase	Poor condition single pane	Replace trim to remove windows. New trim.
New Dormer	Enhanced lake view	Salvaged slate roof and siding
		Clad window, wood brick mold.
ATTIC NORTH		
New window opening Media Room	Egress and enhanced ravine views	Same style, trim and color window as existing
New Dormer Pilates Room	Enhanced view of ravine	Salvaged slate roof and siding

Scope	Purpose	Materials
BRICKS		
Repair Existing House	Replace broken bricks, repair new openings	Use matching bricks located at salvage yards
	and closures	
Masonry for new addition	New Addition	Use matching bricks located at salvage yards
GUTTERS and DOWNSPOUTS		
Existing Gutters	Bent, leaking, pitched wrong	Repair as possible. Replace with copper same shape
Existing downspouts	Leave as is	Good condition. Repair if necessary
Gutters and Downspouts New Addition	New addition	Match existing copper gutters and downspouts.
		Tie in to existing storm drain
ROOF		
Existing Roof and new dormers	Missing slate, new roof openings	Used salvaged slate from roof and salvage yards.
New Addition	New addition	New similar texture and color blend as existing
CHIMNEY		
Remove chimney north	Enlarge kitchen. Use existing FR as Kitch.	Plywood and slate shingle over. Reclaimed slate
Remove chimney south	Replace w/ wind/drs to enhance view of lak	Plywood and slate shingle over. Reclaimed slate
ASPHALT DRIVEWAY		
Remove driveway	Rplace as same. Add west small turnabout	Asphalt 2 layers compressed

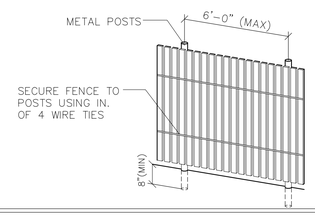


01 SITE PLAN

SCALE: 1"=30'-0"



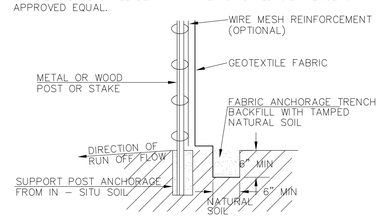
-INSTALL & MAINTAIN 4' TALL WOODEN SLAT SNOW OR CHAIN LINK FENCE SECURED TO METAL POSTS SPACED A MAXIMUM OF 6' APART. FENCE TO BE LOCATED AT A DISTANCE FROM TRUNK EQUAL TO 1 FOOT FOR EVERY INCH OF DIAMETER MEASURED AT BREAST HEIGHT (DBH=4.5' FROM GROUND LEVEL).
-SNOW FENCE MUST BE SECURED TO METAL STAKES WITH A MINIMUM OF 4 WIRE TIES.
-CHAIN LINK FENCE TO HAVE POSTS SECURED AT EACH SECTION TO MAINTAIN UPRIGHT AND STATIONARY THROUGHOUT CONSTRUCTION.
-FAILURE TO INSTALL AND MAINTAIN PROTECTIVE TREE FENCING IN ACCORDANCE WITH VILLAGE STANDARDS WILL RESULT IN ISSUANCE OF A STOP WORK ORDER ON THE PROJECT.



02 TREE PROTECTION

NOT TO SCALE

NOTES:
1. DEPENDING UPON CONFIGURATION, ATTACH FABRIC TO WIRE MESH W/ HOG RINGS, STEEL POSTS W/ TIE WIRES OR WOOD POSTS W/ NAILS
2. SILT FENCE SHALL BE REMOVED AS DIRECTED BY ENGINEER.
3. SILT FENCE SHALL BE MIRAFI PREFABRICATED SILT FENCE OR APPROVED EQUAL.



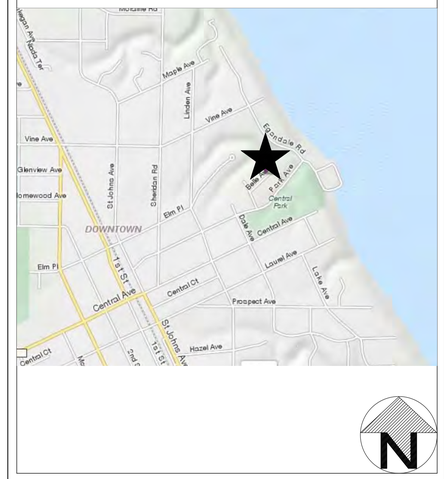
03 SILT FENCE

NOT TO SCALE

SITE NOTES

1. ALL EXCAVATED SOIL/MATERIALS NOT TO BE USED FOR BACKFILL WILL BE IMMEDIATELY REMOVED FROM THE SITE. NO ON SITE STOCKPILING OF EXCAVATED MATERIAL WILL BE ALLOWED.
2. ALL DISTURBED PARKWAY LAWN AREAS WITHIN THE PUBLIC RIGHT OF WAY WILL BE RESTORED WITH 6" OF PULVERIZED TOPSOIL & SOD AND WATERED AS REQUIRED TO SUSTAIN GROWTH. THE RESTORATION WILL BE COMPLETED WITHIN FIVE DAYS OF THE DISTURBANCE.
3. THE GENERAL CONTRACTOR (OR HOMEOWNER ACTING AS THE GENERAL CONTRACTOR) IS TO PROVIDE AND MAINTAIN A 6 FOOT HIGH CONSTRUCTION FENCE DURING NON WORKING HOURS THAT WILL ENCLOSE ALL OPEN EXCAVATION UNTIL FOUNDATION IS BACKFILLED AND FIRST FLOOR DECK IS COMPLETED.
4. WHEN REQUIRED BY THE ILLINOIS STATE PLUMBING CODE, THE GENERAL CONTRACTOR (OR HOMEOWNER ACTING AS GENERAL CONTRACTOR) IS TO PROVIDE AND MAINTAIN AN APPROVED PORTABLE TOILET FOR THE CONSTRUCTION SITE. THE LOCATION OF THE PORTABLE TOILET MUST BE A MIN. OF 6 FEET FROM ALL PROPERTY LINES.
5. CONSTRUCTION DEBRIS & REFUSE CONTAINMENT SHALL BE REQUIRED FOR ALL JOB SITES. CONTAINMENT SHALL OCCUR ON THE PROPERTY THAT IS THE SUBJECT OF THE PERMIT AND SHALL BE WITHIN A DUMPSTER, STRUCTURE, OR CONTAINER THAT CAN BE COVERED TO PREVENT WINDBLOWN DEBRIS. ALL SUCH UNITS SHALL BE COVERED AT ALL TIMES WHEN NO WORK IS BEING PERFORMED ON THE PROPERTY THAT IS THE SUBJECT OF THE PERMIT.
6. CLEANOUTS ARE REQUIRED FOR ALL UTILITY SERVICE LINES WHERE THE LENGTH EXCEEDS 100 FEET OR A CHANGE OF DIRECTION OCCURS.
7. ALL SITE IMPROVEMENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE VILLAGE'S STANDARDS AND SPECIFICATIONS FOR PUBLIC & PRIVATE IMPROVEMENTS
8. ALL UNDERGROUND IMPROVEMENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE VILLAGE & ILLINOIS STANDARD SPECIFICATIONS FOR WATER & SEWER CONSTRUCTION
9. THE CONTRACTOR SHALL INDEMNIFY THE VILLAGE, ARCHITECT & OWNER, THEIR EMPLOYEES & AGENTS FROM ALL PROJECT CONSTRUCTION & TESTING RELATED LIABILITY.
10. THE CONTRACTOR SHALL REQUEST UTILITY LOCATES FROM ALL UTILITY COMPANIES BEFORE PROCEEDING & SHALL BE RESPONSIBLE FOR ANY DAMAGE THEREOF. (JULIE: 800-892-0123)
11. THE CONTRACTOR SHALL INSTALL & MAINTAIN ALL REQUIRED SOIL EROSION CONTROL MEASURES BEFORE STARTING WORK
12. ALL TRIBUTARY AREAS FROM ADJACENT PROPERTIES WILL CONTINUE TO DRAIN INTO THE SUBJECT PROPERTY AND THE CONTRACTOR WILL MAKE ANY FIELD ADJUSTMENTS TO ADHERE TO THIS REQUIREMENT
13. ALL DISTURBED VILLAGE STREETS & SIDEWALKS TO BE RESTORED PER THE CITY OF HIGHLAND PARK STANDARD ENGINEERING DETAILS.
14. SILT CONTROL FENCING TO BE INSTALLED AROUND ALL PERIMETERS OF AREAS THAT WILL BE DISTURBED BY CONSTRUCTION PRIOR TO COMMENCING WORK.
15. CONTRACTOR MUST CONTACT THE PUBLIC IMPROVEMENTS INSPECTOR AT LEAST 48 HOURS IN ADVANCE TO SCHEDULE INSPECTIONS FOR ALL STORM SEWER PIPE & RELATED DRAINAGE STRUCTURES AND LAWN GRADING WORK
16. ALL OPEN EXCAVATIONS WITHIN THE PUBLIC RIGHT OF WAY WILL BE WATER JETTED PRIOR TO FINAL RESTORATION
17. THE OWNER MUST PROVIDE WRITTEN NOTICE (W/ CONTACT PERSONS NAME & PHONE NUMBER) AT LEAST ONE WEEK IN ADVANCE TO ALL AFFECTED RESIDENTS WHOSE FRONTAGES WILL BE DISTURBED TO PERFORM THE REQUIRED UTILITY SERVICE CONNECTION AND OTHER OFF SITE WORK ASSOCIATED WITH THE SUBJECT PROPERTY. IN ADDITION, THE NOTIFICATION MUST STATE THAT THE FINAL SURFACE RESTORATION WILL BE COMPLETED WITHIN FIVE CALENDAR DAYS FOLLOWING COMPLETION OF THE WORK IN SAID AREAS, WEATHER PERMITTING. A COPY OF SAID CORRESPONDENCE MUST ALSO BE PROVIDED TO THE ENGINEERING DEPARTMENT, ATTN. PUBLIC IMPROVEMENTS INSPECTOR.
18. THE CONTRACTOR WILL PROVIDE TREE PROTECTION IN ACCORDANCE WITH THE VILLAGE STANDARD DETAIL
19. CONCRETE SERVICE WALK TO CONSIST OF A MINIMUM FIVE INCHES (5") PCC CLASS SI OVER A THREE INCH (3") AGGREGATE CA-6 BASE.

PROJECT LOCATION



ZONING INFORMATION

ZONED= R4
LOT AREA=70082.48
REQUIRED BUILDING SETBACKS:
FRONT=40
SIDE=12
CORNER SIDE=N/A
REAR=35
MAXIMUM BUILDING HEIGHT=32

FLOOR AREA RATIO CALCULATIONS

1ST FLOOR=	4115.42
2ND FLOOR=	3759.00
ATTIC AREA=	1232.10
SHED=	150.24
TOTAL=	9256.76
MAX. ALLOWABLE=	13309.07

IMPERVIOUS SURFACE CALCULATIONS

SEE APPROVED ENGINEERING PLANS

APPLICABLE CODES

2006 INTERNATIONAL BUILDING CODE
2006 INTERNATIONAL RESIDENTIAL CODE
2004 ILLINOIS STATE PLUMBING CODE
2005 NATIONAL ELECTRIC CODE
2006 INTERNATIONAL ENERGY CONSERVATION CODE (FOR SINGLE FAMILY RESIDENCES)
2004 ILLINOIS ENERGY CONSERVATION CODE
2006 INTERNATIONAL FIRE CODE
2006 NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) STANDARD 1
2006 NFPA STANDARD 101
2002 NFPA STANDARDS 13, 13D, AND 13R
2003 NFPA STANDARDS 30 AND 30A
2004 NFPA STANDARD 96
2002 NFPA STANDARD 72
2006 INTERNATIONAL PROPERTY MAINTENANCE CODE

INSULATION & GLAZING REQUIREMENTS

NEW EXTERIOR WALLS:	R-20 BATT
ROOF/CEILING:	R-38 BATT
CRAWLSPACE:	R-10 EXTERIOR RIGID OR R-13 INTERIOR BATT

DRAWING INDEX

A1	TITLE SHEET
A2	NOTES
A3	DEMOLITION PLANS
A4	FOUNDATION PLAN
A5	FIRST FLOOR PLAN
A6	SECOND FLOOR PLAN
A7	ATTIC PLAN
A8	ELEVATIONS
A9	ELEVATIONS
A10	BASEMENT ELECTRIC, PLUMBING RISER DIAGRAMS, WATER SERVICE CALCULATIONS, LIGHT & VENTILATION SCHEDULE
A11	FIRST FLOOR ELECTRIC
A12	SECOND FLOOR ELECTRIC
A13	ATTIC ELECTRIC
A14	FIRST FLOOR FRAMING
A15	SECOND FLOOR FRAMING
A16	CEILING FRAMING
A17	ROOF FRAMING
A18	SECTIONS & DETAILS

FRAMING NOTES & MATERIAL SPECIFICATIONS

1. PROVIDE DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS.
2. SPLIT DOUBLE JOISTS TO ACCOMMODATE PLUMBING, HVAC, ETC.
2. PROVIDE SOLID BLOCKING UNDER ALL PERPENDICULAR PARTITIONS.
4. ALL STRUCTURAL HEADERS TO BE (2) 2X12'S W/ $\frac{1}{2}$"PLYWOOD U.N.O.
5. PROVIDE STEEL JOIST HANGERS AS REQUIRED. INSTALL & NAIL HANGERS PER MANUFACTURER'S SPECIFICATIONS.
6. ALL BEARING POINTS TO BE (3) 2X4'S U.N.O. BEARING DIRECTLY TO FOUNDATION,STEEL, OR OTHER APPROVED HEADER.
7. PROVIDE BRIDGING FOR 2X FLOOR JOISTS @ 8'-0" O.C.
8. PROVIDE BRIDGING FOR 2X CEILING JOISTS @ 10'-0" O.C.
9. PROVIDE BRIDGING FOR 2X RAFTERS IN VAULTED CEILINGS @ 10'-0" O.C.
10. CEILING JOISTS ACT AS COLLAR TIES
11. ALL HIPS, VALLEY'S AND RIDGES TO BE 2X12'S U.N.O.
12. INSTALL FABRICATED WOOD PRODUCTS PER MANUFACTURER'S SPECIFICATIONS.
13. ALL WOOD IN CONTACT W/ CONCRETE TO BE TREATED.
14. PROVIDE DOUBLE JOISTS UNDER MASTER BATH TUB & SHOWER.
15. PROVIDE DOUBLE JOISTS UNDER KITCHEN COUNTERS & ISLANDS.
16. ALL FRAMING LUMBER TO BE SPF#2 (OR BETTER). Fb=1289psi.
17. DESIGN LOADS:
FLOOR JOISTS:
40 PSF LIVE LOAD, 20 PSF DEAD LOAD
CEILING JOISTS: 20 PSF LIVE LOAD
RAFTERS: 30 PSF LIVE LOAD, 15 PSF DEAD LOAD
GROUND SNOW LOAD: 30 PSF
18. RIDGE BOARDS SHALL BE LARGER THAN THE CUT END OF THE COMMON RAFTERS BEING SERVED.
19. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 'c=3,000 PSI
20. ALL REINFORCEMENT STEEL SHALL BE ASTM GRADE 60 Fy=60KSI
21. ALL STRUCTURAL STEEL SHALL BE A36 Fy= 36 KSI
22. ALL MASONRY GROUTING SHALL HAVE AN ULTIMATE STRENGTH OF F'm=2500 PSI.
23. ALL LVL'S SHALL HAVE A E(MIN)=1,900,000 PSI AND Fb(MIN)=2600 PSI
24. ALL PORCH WOOD TO BE TREATED.

PROFESSIONAL SEAL

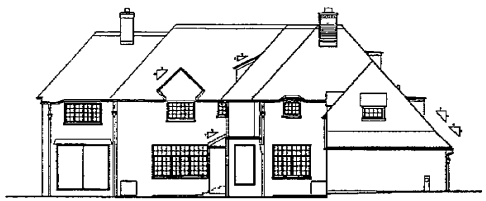
SHEET NO. A-1 OF 18 SHEETS

TOWN STUDIOS INC.
1297 SHERMER ROAD NORTHBROOK, IL 60062
PH. 847-498-0900
FAX 847-498-0968

REVISION DATE:
12.15.11

ELOWE RESIDENCE
117 BELLE AVENUE
HIGHLAND PARK, ILLINOIS 60035

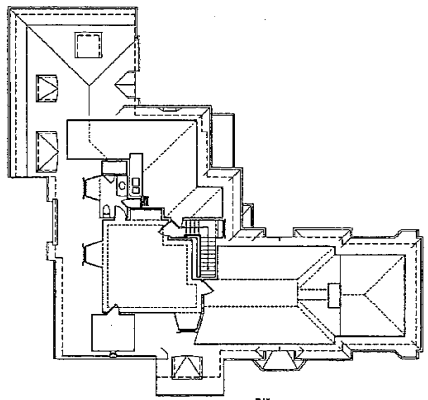
8 EXISTING EAST ELEVATION



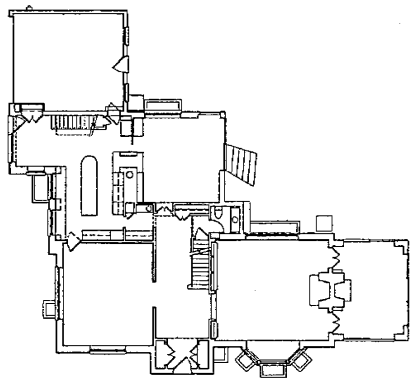
7 EXISTING NORTH ELEVATION

6 EXISTING WEST ELEVATION

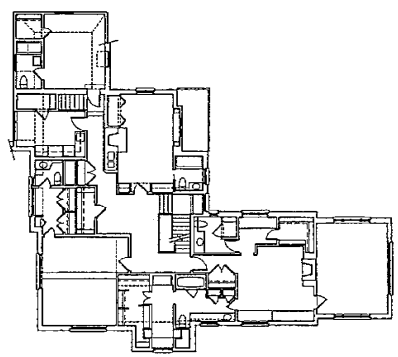
5 EXISTING SOUTH ELEVATION



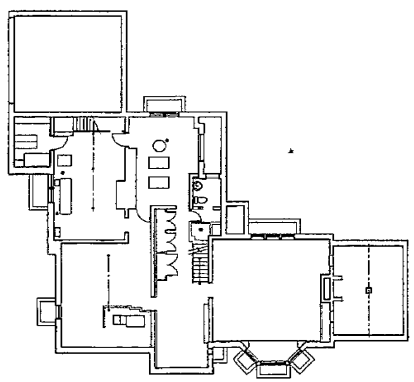
4 EXISTING ATTIC PLAN



2 EXISTING FIRST FLOOR PLAN



3 EXISTING SECOND FLOOR PLAN



1 EXISTING BASEMENT/FOUNDATION PLAN

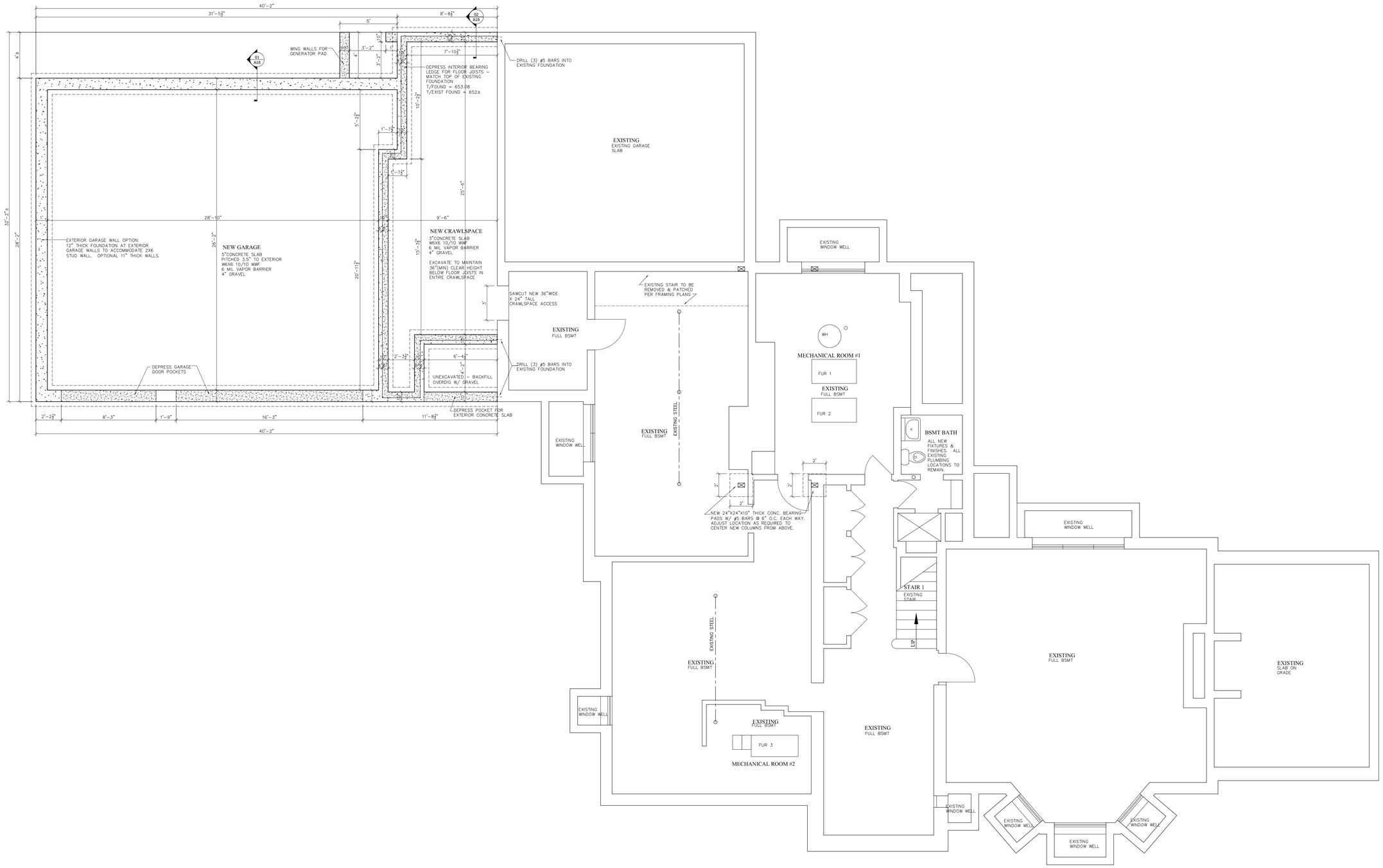
GENERAL NOTES

ALTERATIONS TO RESIDENCE FOR

MR. AND MRS. JEFFREY ELOWE

117 BELLE AVENUE
HIGHLAND PARK, ILLINOIS

GRUNSFELD SHAFER ARCHITECTS LLC



01 FOUNDATION PLAN

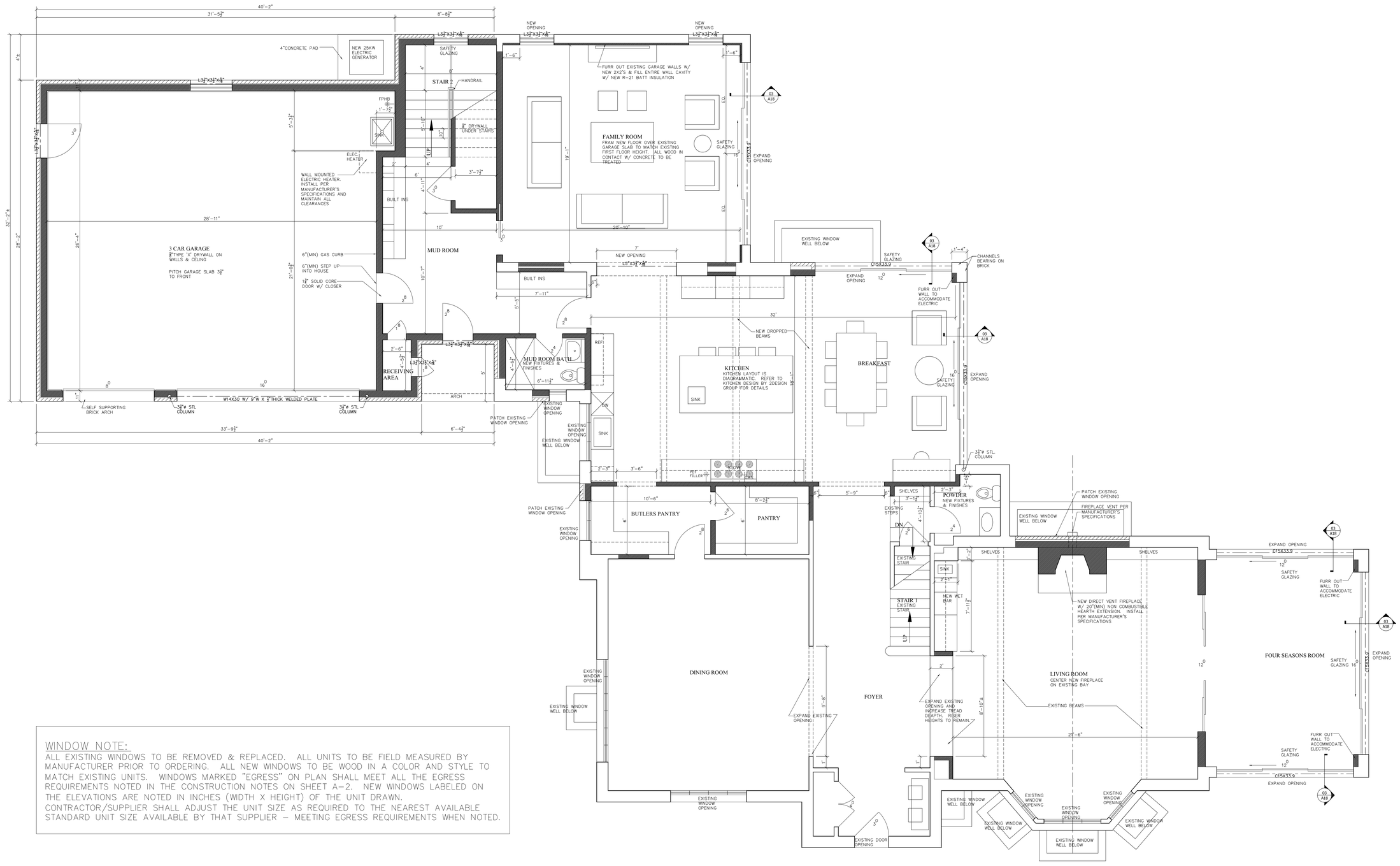
SCALE: 1/4"=1'-0"

SHEET NO. A-4 OF 18 SHEETS

TOWN STUDIOS INC.
1297 SHERMER ROAD NORTHBROOK, IL 60062
PH. 847-498-0900
FAX 847-498-0968

REVISION DATE:
12.15.11

ELOWE RESIDENCE
117 BELLE AVENUE
HIGHLAND PARK, ILLINOIS 60035



WINDOW NOTE:
ALL EXISTING WINDOWS TO BE REMOVED & REPLACED. ALL UNITS TO BE FIELD MEASURED BY MANUFACTURER PRIOR TO ORDERING. ALL NEW WINDOWS TO BE WOOD IN A COLOR AND STYLE TO MATCH EXISTING UNITS. WINDOWS MARKED "EGRESS" ON PLAN SHALL MEET ALL THE EGRESS REQUIREMENTS NOTED IN THE CONSTRUCTION NOTES ON SHEET A-2. NEW WINDOWS LABELED ON THE ELEVATIONS ARE NOTED IN INCHES (WIDTH X HEIGHT) OF THE UNIT DRAWN. CONTRACTOR/SUPPLIER SHALL ADJUST THE UNIT SIZE AS REQUIRED TO THE NEAREST AVAILABLE STANDARD UNIT SIZE AVAILABLE BY THAT SUPPLIER – MEETING EGRESS REQUIREMENTS WHEN NOTED.

01 FIRST FLOOR PLAN

SCALE: 1/4"=1'-0"

SHEET NO. A-5 OF 18 SHEETS

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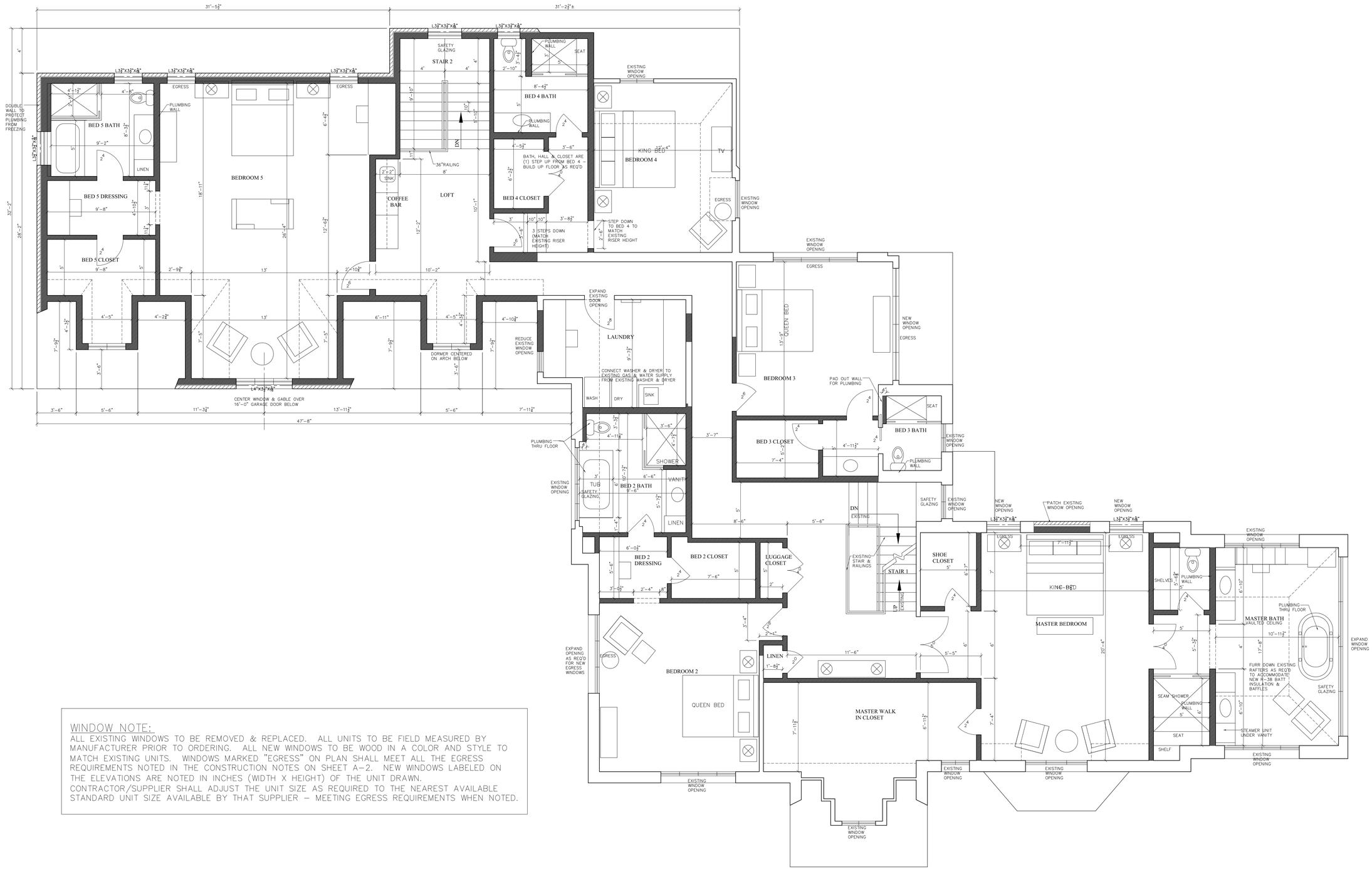

WINDOW NOTE:

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01 SECOND FLOOR PLAN

SCALE: 1/4"=1'-0"

SHEET NO. A-6 OF 18 SHEETS

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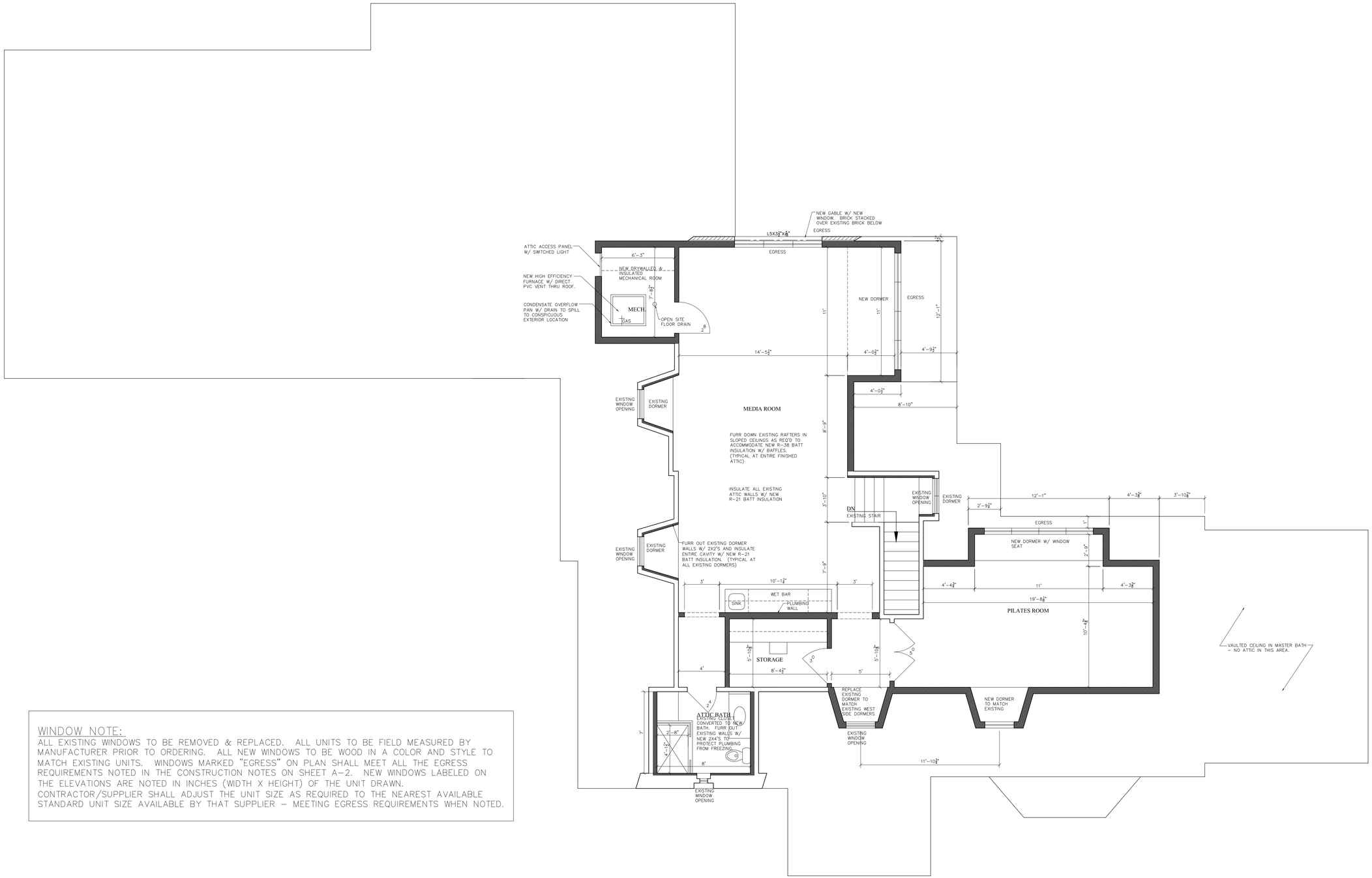
117 BELLE AVENUE
HIGHLAND PARK, ILLINOIS 60035



WINDOW NOTE:
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01 ATTIC PLAN

SCALE: 1/4"=1'-0"

SHEET NO. A-7 OF 18 SHEETS

TOWN STUDIOS INC.
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PH. 847-498-0900
FAX 847-498-0968

REVISION DATE:
12.15.11

ELOWE RESIDENCE
117 BELLE AVENUE
HIGHLAND PARK, ILLINOIS 60035

01 SOUTH (FRONT) ELEVATION

SCALE: 1/4"=1'-0"

WINDOW NOTE:
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02 EAST (RIGHT SIDE) ELEVATION

SCALE: 1/4"=1'-0"

SHEET NO. A-8 OF 18 SHEETS

TOWN STUDIOS INC.
1297 SHERMER ROAD NORTHBROOK, IL 60062
PH. 847-498-0900
FAX 847-498-0968

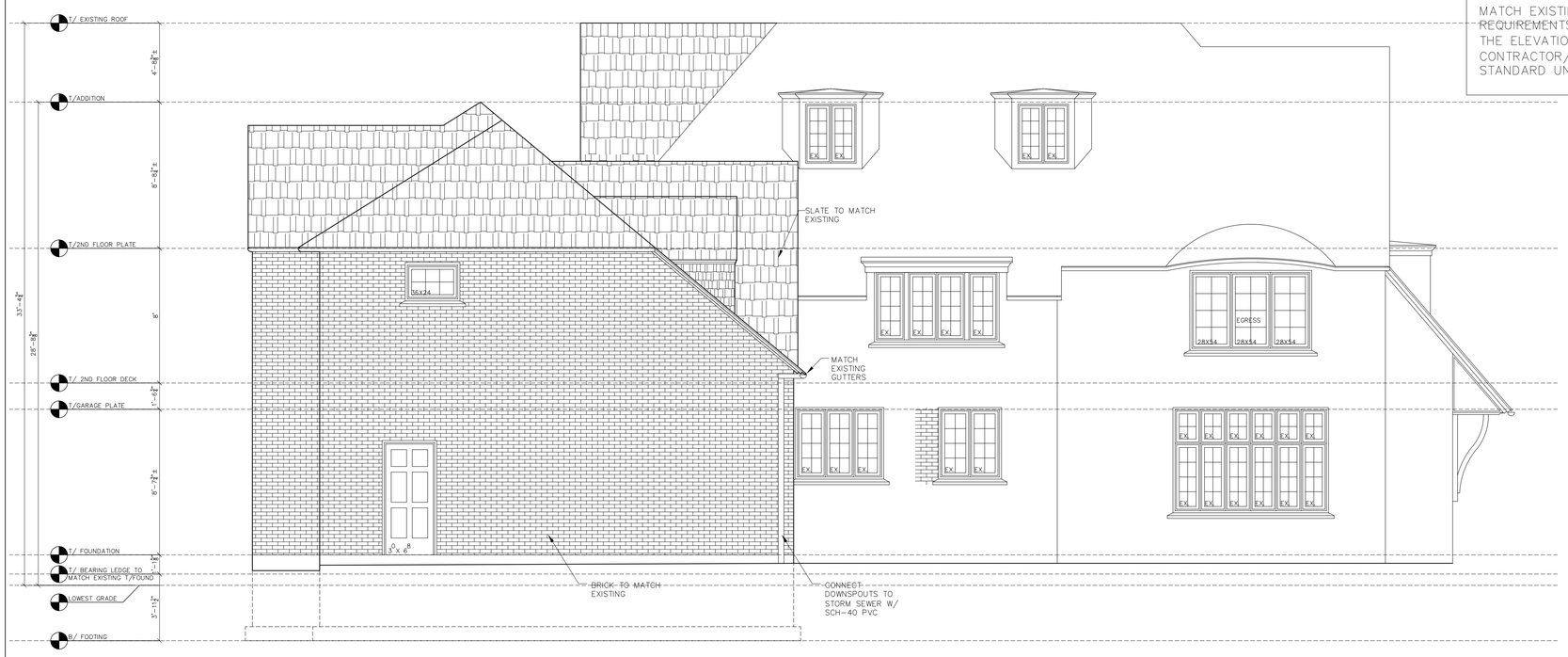
REVISION DATE:
12.15.11

ELOWE RESIDENCE
117 BELLE AVENUE
HIGHLAND PARK, ILLINOIS 60035

01 NORTH (REAR) ELEVATION

SCALE: 1/4"=1'-0"

WINDOW NOTE:
ALL EXISTING WINDOWS TO BE REMOVED & REPLACED. ALL UNITS TO BE FIELD MEASURED BY MANUFACTURER PRIOR TO ORDERING. ALL NEW WINDOWS TO BE WOOD IN A COLOR AND STYLE TO MATCH EXISTING UNITS. WINDOWS MARKED "EGRESS" ON PLAN SHALL MEET ALL THE EGRESS REQUIREMENTS NOTED IN THE CONSTRUCTION NOTES ON SHEET A-2. NEW WINDOWS LABELED ON THE ELEVATIONS ARE NOTED IN INCHES (WIDTH X HEIGHT) OF THE UNIT DRAWN. CONTRACTOR/SUPPLIER SHALL ADJUST THE UNIT SIZE AS REQUIRED TO THE NEAREST AVAILABLE STANDARD UNIT SIZE AVAILABLE BY THAT SUPPLIER – MEETING EGRESS REQUIREMENTS WHEN NOTED.



02 WEST (RIGHT SIDE) ELEVATION

SCALE: 1/4"=1'-0"

SHEET NO. A-9 OF 18 SHEETS

TOWN STUDIOS INC.
1297 SHERMER ROAD NORTHBROOK, IL 60062
PH. 847-498-0900
FAX 847-498-0968

REVISION DATE:
12.15.11

ELOWE RESIDENCE
117 BELLE AVENUE
HIGHLAND PARK, ILLINOIS 60035

117 Belle

Note:

101
100

117
101
100

101

MEMORANDUM

Date: January 12, 2012

To: Historic Preservation Commission

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

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

Background Summary

405 Sheridan received approval for a Certificate of Appropriateness for the renovation and replanting of its historic landscape on May 11, 2010. The property was inspected in October, 2010 to evaluate the progress and compliance to the approved plan. 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. At that 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.

At the November 10, 2011 meeting, HPC was presented with an itemized list of the inconsistencies along with comments from the property owner about how they intended to approach each item on the list. The Commission discussed the owner's comments with the applicants' representative, Cal Bernstein. The HPC recommended that the owner's request to change the approved landscape Certificate of Appropriateness be condensed to a short, prioritized list identifying the most important elements of the landscape plan they wanted to change, and what was to become of elements of lesser importance, specifically to indicate how other long-term elements will either completed at a later time, be the subject of ongoing maintenance, or are intended to be removed from the approved landscape plan.

Current Petition

The applicants worked with City Staff to identify the following enforcement items as *High Priority*. The Commission is asked to discuss this list of items and indicate if there is support to retain these landscape items specifically as shown in the approved landscape plan and ask the applicant to proceed to diligent completion:

- Item 8a: Replacement of Concrete Walks with Stone
  - *The applicant installed gravel on the walkways instead of* stone.
- Item 8h: Fountain conservation / preservation
  - *The applicant will not be reinstalling the water features due to cost, but will make a good faith effort to preserve them in their current state.*
- Item 8i: Eastern Wall Restoration
  - *The owners have been advised that restoration is not necessary at this point, but will have the wall inspected tri-annually. If repairs are needed, they'll be*

undertaken at that time. The HPC may wish to request documentation of any findings by a third-party inspector.

- Item 8k: Duplicate Garden Structure
    a. *The owner is reconsidering the construction of a duplicate garden structure.*
- Item 14: Meadow Paths
    - *The maintenance of these paths is important and needs to be identified on a Maintenance Plan.*
- Item 15: Maintenance of Historic Landscape Elements (Stone retaining walls, stone basin in meadow, stone formal garden paths, formal garden fountain basins (east formal garden), stone driveway bridge, meadow and perimeter tree & understory planting, ravine pathways & wooden bridges, stone beach steps, formal garden, forest west & north of meadow, north ravine plant species conservation)
    - *The owner will inspect the structural Historic Landscape Features tri-annually and make necessary repairs when needed.*

The owners have identified specific items on the approved landscape Certificate of Appropriateness that they would like to amend:

- Item 1: Stone Bridge
    - *The owners would like to amend the COA to reflect the asphalt decking on the bridge instead of the wood.*
- Item 5: Fencing
    - *The owners wish to amend the COA to reflect the black wire mesh fencing that has been installed.*
- Item 6: Stone Paths
    - *Amend the COA to reflect the gravel material that was installed instead of stone.*
- Item 8e: Arborvitae Buffering (east portion of formal garden along south fence line)
    - *Amend the COA to delete this buffering, which the owner feels is unnecessary due to the fence and the installed arbor.*
- Item 8j: Iron Fence on North Entry Wall
    - *Owners have installed a deer fence at this location and would like to amend the COA to reflect this alternate fence design.*

The applicants have asked that compliance with the following items on the list be left to the discretion of the home owner:

- Item 2: Driveway Surface Materials and Cross Section
    - This improvement has been completed and the owner will not make further changes.
- Item 8d: Parallel Arbors
    - *The arbors are not an original Jensen design element. One arbor has already been installed on the south property line, but a parallel arbor on the north*

property line may detract from the north stone fence and the adjoining tree line.

A Maintenance Plan is proposed as a mechanism that, when agreed upon by the owners and the Commission, will function to preserve the elements of the landscape plan that require on-going care, repair, and long-term growth. Items proposed for the Maintenance Plan are as follows:

- Item 8b: Replacement of Fruit Trees
  - *As a stylistic element, the owners are proposing that the fruit trees be placed into the Maintenance Plan so they can be reconsidered in a few years.*
- Item 8c: Ornamental Plant Palate
  - *Most of this work has been completed, but the owners are proposing to place this item on the Maintenance Plan so the plants will be replaced as needed.*
- Item 8i: Fountain and Stone Basin Conservation
  - *The regular inspections and preservation of these items can be placed on the Maintenance Plan.*
- Item 9: Natural Resource Management
  - *Tri-annual inspections can be part of an approved Maintenance Plan.*
- Item 11: Perimeter Landscaping (southern property boundary between wire fence and maintenance road)
  - *Tri-annual inspections can be part of an approved Maintenance Plan*
- Item 14: Meadow Paths
  - *The paths will be maintained on an annual basis as part of an approved Maintenance Plan.*
- Item 15: Historic Features: Ravine paths & steps, Stone steps to beach, Retaining wall at Southeast corner of Shaw home, Rustic wooden foot bridges.
  - *As part of a Maintenance Plan, the features will be inspected tri-annually and repaired as necessary.*

The Commission is asked to do the following:

1) Discuss the items identified as *High Priority* and the applicant's proposal to modify the schedule or method to pursue diligent completion.
2) Discuss the proposed amendments to the landscape Certificate of Appropriateness for 405 Sheridan.
3) Identify a list of materials and documentation that the applicants will be required to submit for a formal application to amend the approved landscape COA.
4) Suggest specific content for the proposed Maintenance Plan and appropriate processes for monitoring and compliance of a Maintenance Plan.

Attachments

- Memorandum from Applicants *Revised November 30, 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)

MEMORANDUM

To: Linda Sloan, Michael Blue
From: Cal Bernstein
Subject: 405 Sheridan, Highland Park, Illinois
Date: January 28, 2011/*Revised November 30, 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 *as revised by our meeting of November 29, 2011*.

1. **Extension of Stone Bridge**.

The improvement has been completed and deck will remain asphalt rather than wood.
Revised: The HPC may want to review the decking issue. As stated, the applicant desires to amend the COA to reflect asphalt decking rather than wood. We believe that the decking is not a Jenson element and thus should be discretionary.

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

The improvement has been completed and the owner will not make further changes.
Revised: We believe that this should be discretionary.

3. **Tennis Court/Sport Court**

The improvement has been completed. The owner will not make further changes to the light poles.
Revised: Very minor change.

4. **Lighting**.

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

5. **Fencing.**

The improvement has been completed. The owner will not make further changes to the installed fencing.
Revised: We desire to amend the COA to reflect the existence of the installed black wire mesh fence.

6. **Stone Paths**

The owner decided to go with a different material for the path. The improvement has been completed.
Revised: Minor and non Jenson element. Seek to amend the COA to reflect the different material installed.

7. **Planted Roof Plant Palate**

The improvement has been completed.
Revised: No change

8. **Formal Gardens**

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

The owner decided not to make this change.
Revised: The applicant installed gravel instead of stone. The HPC may desire to address this change. More information to come.

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.
Revised: This is a stylistic element. This item may be placed into the Maintenance Plan so it can be reconsidered in a few years.

c. **Ornamental plant palate.**

In progress.
Revised: To be placed in a Maintenance Plan for replacement as needed. Most of this work has been completed.

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.
Revised: This is not an original Jenson element and thus, stylistic. The arbor along the south property line was installed and it accomplishes its purpose of softening and buffering the south fence line. With regard to the north arbor, the owner has reconsidering installing it since they now believe it may detract from the north stone fence and the adjoining tree line.

e. **Arborvitae Buffering**.

The owner is reconsidering this improvement. To be determined by the owner within the next few seasons cycles.
Revised: Due to the fence and the installed arbor, this buffering is not necessary and the owner desires to revise the COA to delete it.

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.
Revised: The owners will preserve the ponds. However, reinstalling the water feature is not feasible at this time due to cost. However, the owner will make a good faith effort to preserve the current status of the water feature to provide flexibility so it could be restored it at a later date if the owner desired.

i. **Eastern Wall Restoration.**

The owners have been advised that the restoration is not necessary.
Revised: The owner have been advised by a mason that restoration is not necessary at this time. However, the owners will agree to inspect the wall on a tri-annual basis to determine if repairs are necessary. If it is determined that repairs are necessary, the owner will undertake such repairs in a timely fashion.

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

The improvement has been completed.
Revised: This was not a Jenson element and thus, stylistic. The owners decided to install a deer fence instead and seek to amend the COA to reflect this installation.

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.
Revised: To be reviewed by the HPC.

9. **Natural Resource Management.**

Completed.
Revised: To be inspected on a tri-annual basis.

10. **Entry Walls and Gates**

Completed.

11. **Perimeter Landscaping**.

Completed.
Revised: To be inspected on a tri-annual basis.

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.
Revised: The owner will maintain same on an annual basis.

15. **Historical Features – Maintenance**

The owner is working on a maintenance plan to be completed by the summer, 2011.
Revised: The owner will inspect the Historical Features tri annually and shall make the necessary repairs when needed.

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**	**D**ocument to Keep "as-is"; **N**ot to Plan; To be **I**nstalled, Needs **M**aintenance; **C**omplete
• Extension of Stone Bridge o Wood bridge deck	No	Deck paved in asphalt	N
• Driveway Surface Materials and Cross sections	Yes	Aggregate is more loose than embedded between bridge and motor court	D
• Tennis/sport court	Yes	Pole lighting is triple-headed, single specified	D
• Lighting o Safety and Security o Monument-type illumination	Yes	Tree mounted above accessory structure height	To Be Determined
• Fencing o Deer curtain o Wire mesh o Chain link	Yes	Undocumented black wire mesh in lieu of some wire and chain link	N,D
• Stone Paths	No	Walled garden	N
• Planted Roof Plant Palate	Yes		C
• Formal Garden			
o Replacement of concrete walks with stone paths	No	Replaced with loose gravel	N
o Reestablishment of fruit trees	Yes	Mature Bradford Pear retained in lieu of 4 fruit trees	N
o Ornamental plant palate	Yes	In progress	I
o Parallel arbors	Yes	Only 1 (south) of 2 arbors installed with covered structure not on plan	N
o Arborvitae buffering	Yes & No	Western side behind arbor	N,D

Approved Feature	**Is it Installed?**	**Comment**	**D**ocument to Keep "as-is"; **N**ot to Plan; To be **I**nstalled, Needs **M**aintenance; **C**omplete
		only	
o Ornamental gates	No	Northeast removed for refinishing; West (same?)	I
o Tree removal	Yes	Except for mature Bradford pear	C, D
o Pond restoration	No		N
o Eastern wall restoration	No		N
o Iron fence on north entry wall	No		N
o Duplicate garden shelter	No		N
• Natural Resource Management o Non-fire management o Native seed collection o Invasive plant removal	?	Reported to have occurred by Landscape Architect	M
• Entry Walls and Gates	Yes		C
• Perimeter Landscaping o Driveway stem plantings- evergreen infill	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

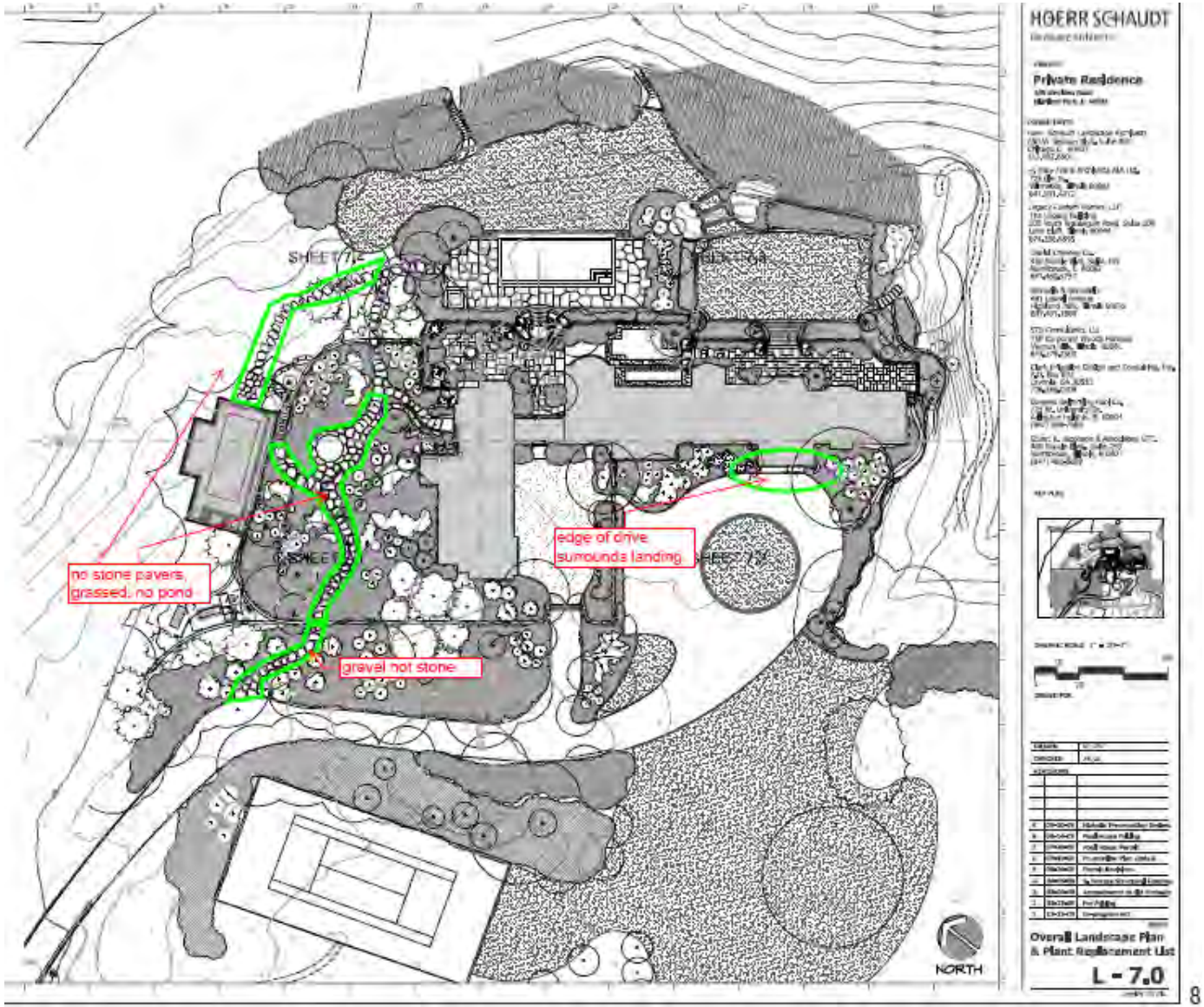
Approved Feature	**Is it Installed?**	**Comment**	**D**ocument to Keep "as-is"; **N**ot to Plan; To be **I**nstalled, Needs **M**aintenance; **C**omplete
Shaw Home		maintenance	
• Rustic Wooden Foot-bridges		One okay; 2nd not observed	M

405 Sheridan Landscape COA Compliance Update

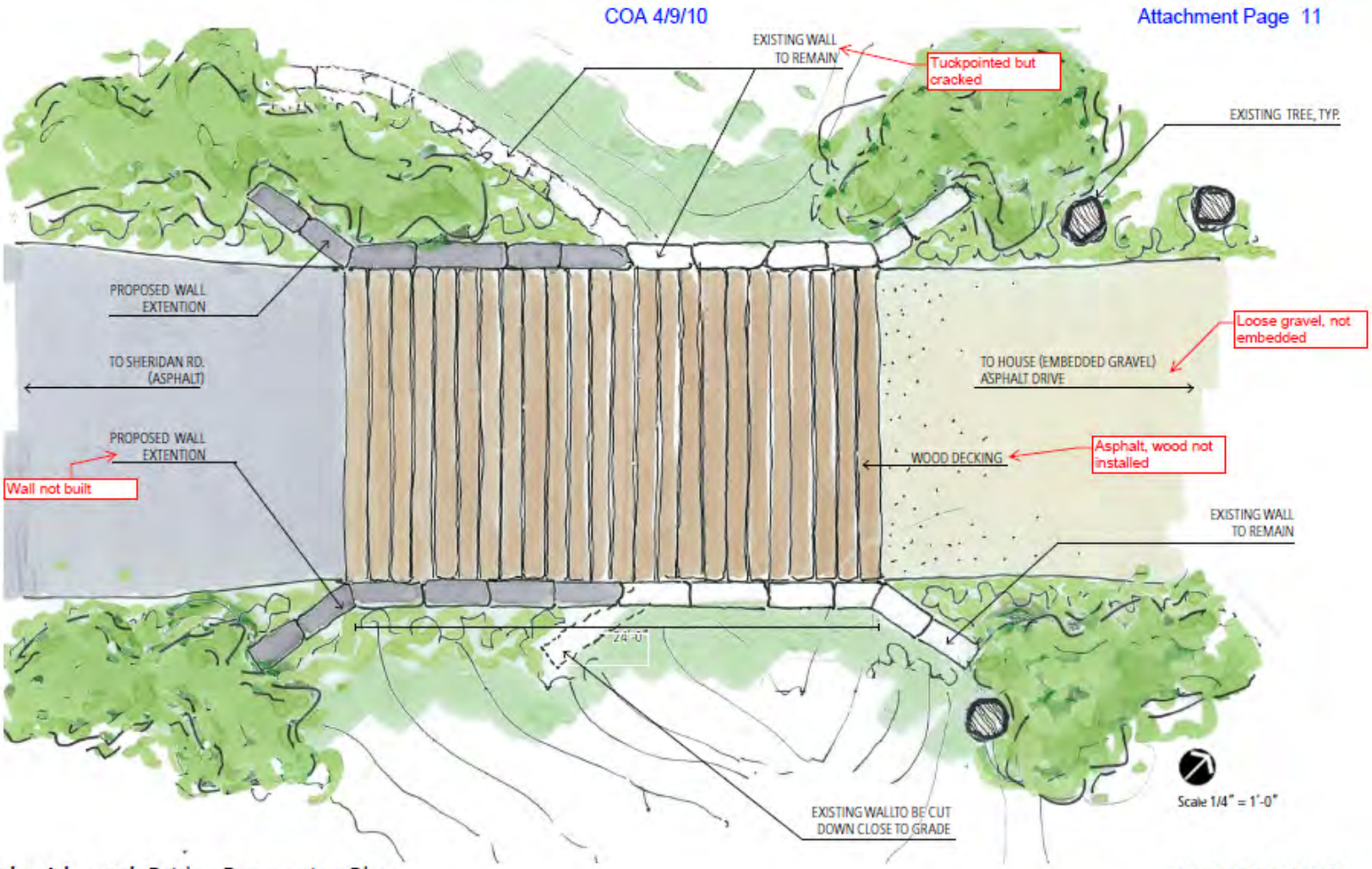
Historic Preservation Commission

February 10, 2011

Motorcourt & North Garden



Bridge Decking & Drive Surface



405 Sheridan Rd: Bridge Renovation Plan

February 11, 2010

HOERR SCHAUDT

landscape architects

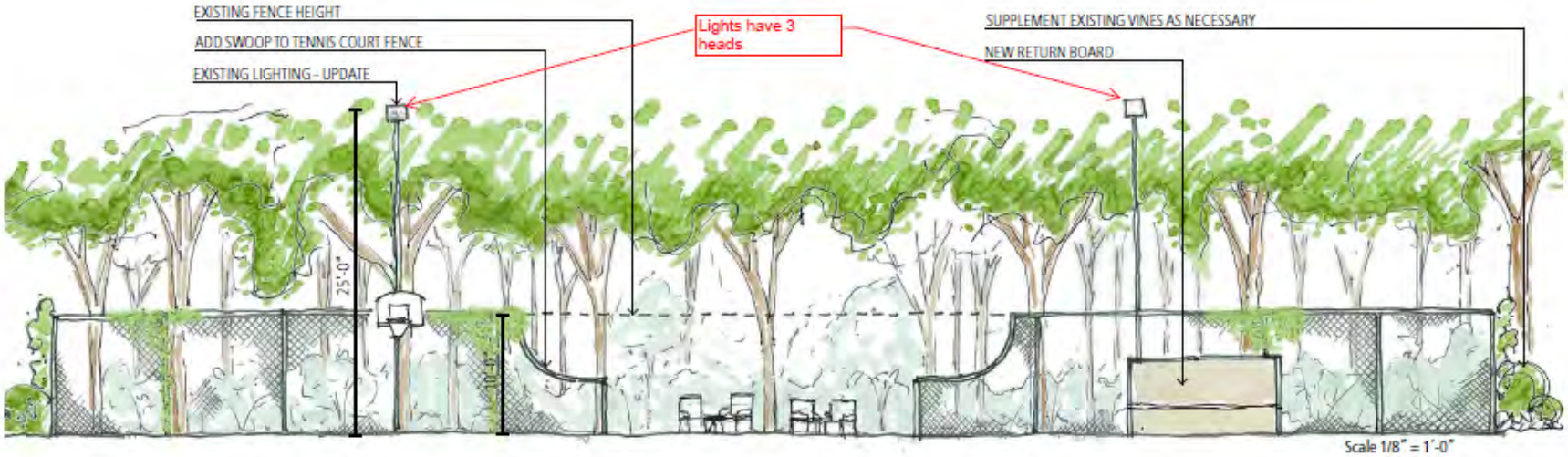
Sport Court Lighting

IRREGULAR STONE PAVING AT SEATING AREA

BASKETBALL HOOP

RETURN BOARD

PROPOSED LIGHTING

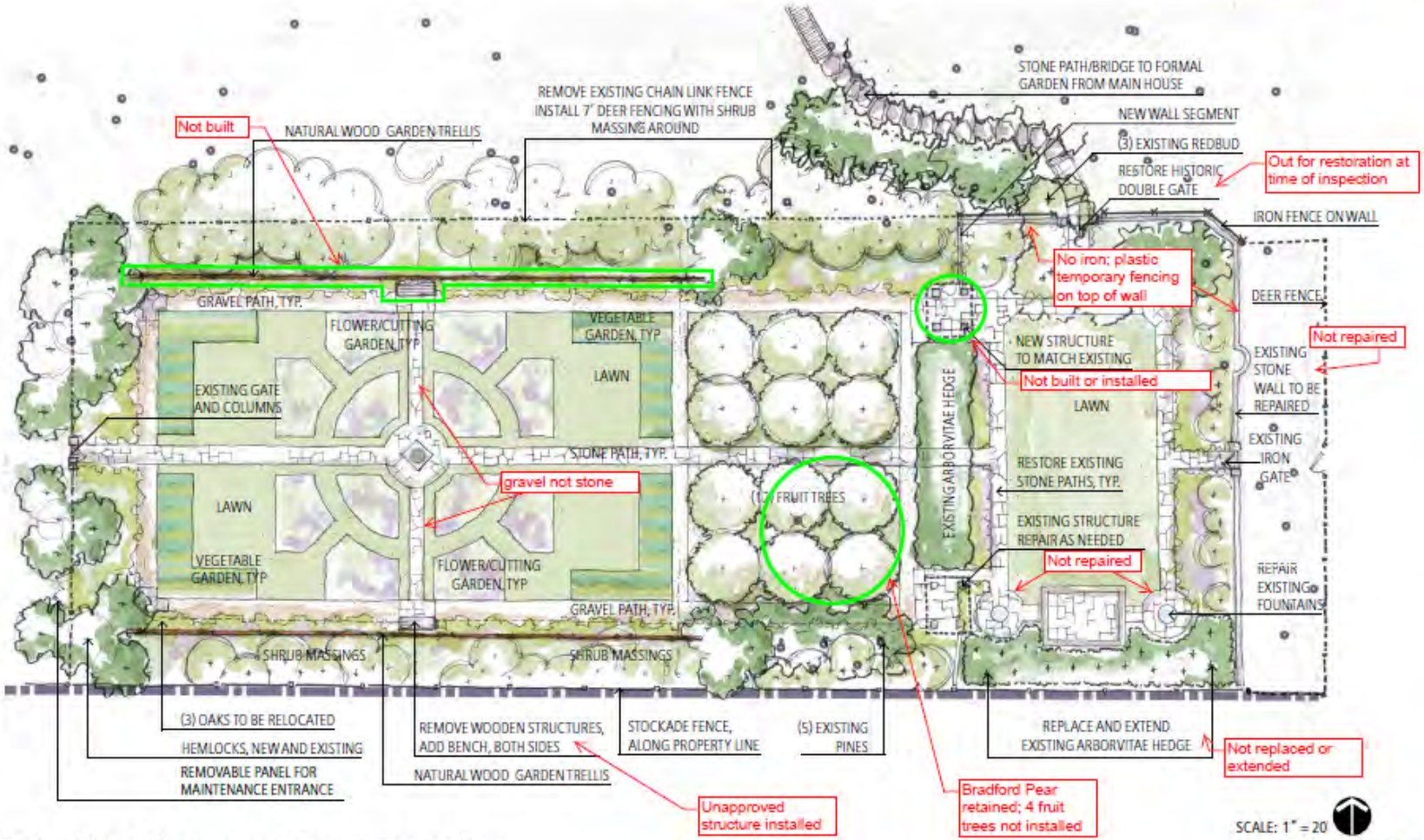


405 Sheridan Rd: Tennis Court Overall Elevation

February 11, 2010

HOERR SCHAUDT
landscape architects

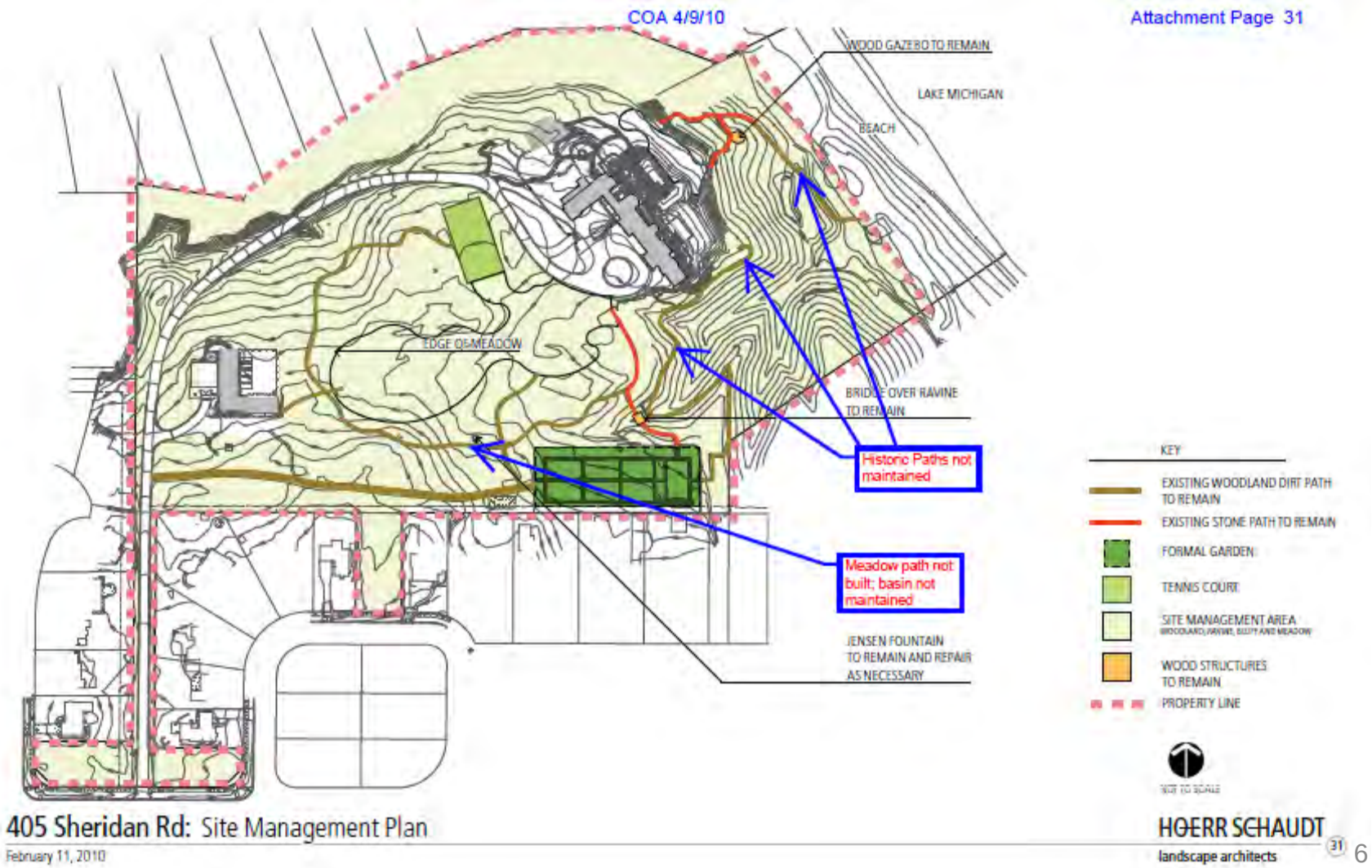
Formal Garden



405 Sheridan Rd: Proposed Formal Garden Plan

February 11, 2010

Ravine & Meadow Paths



North Ravine Management

TALLGRASS RESTORATION, LLC

STATEMENT OF QUALIFICATIONS

2009-2010

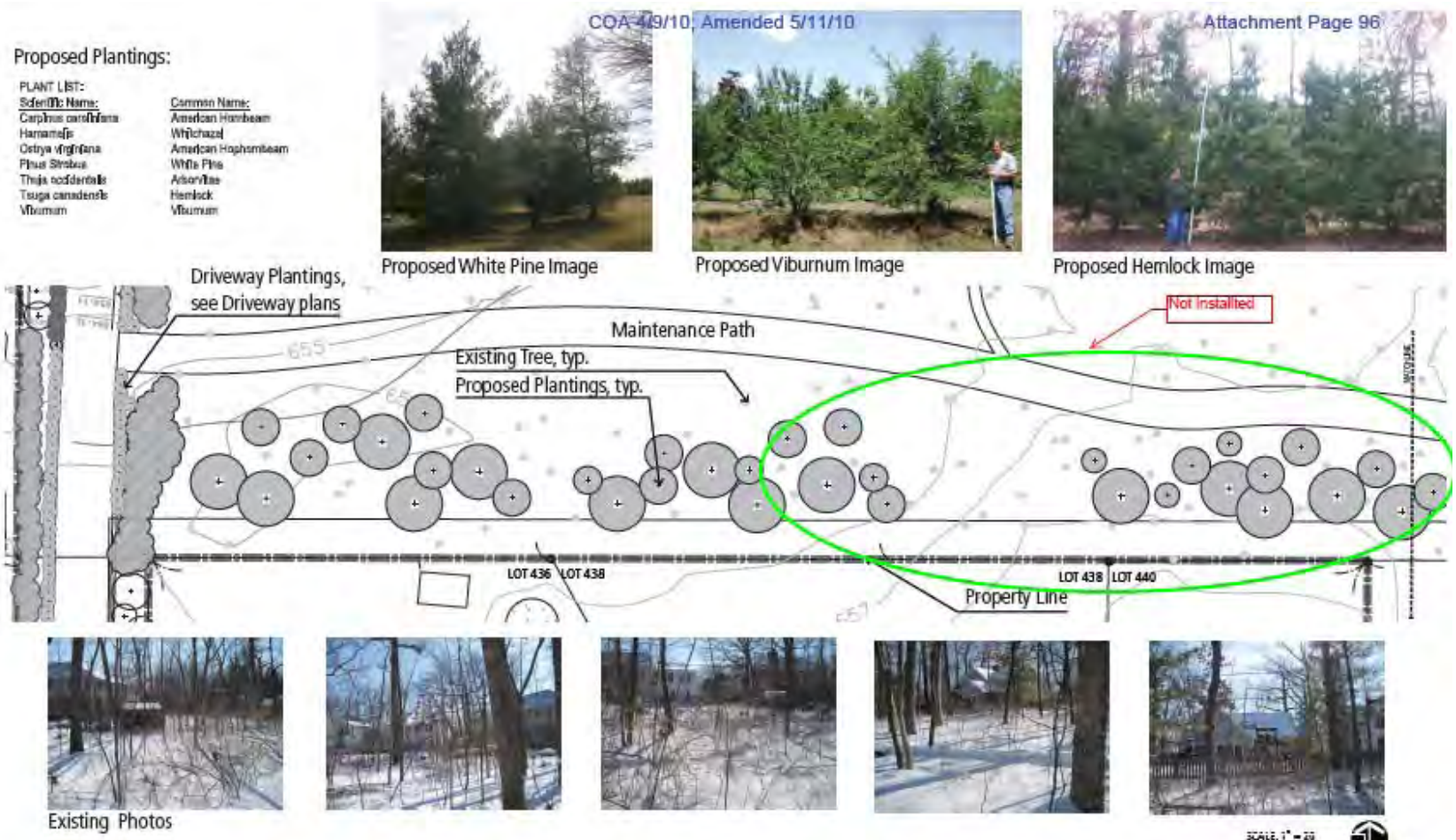
Illinois Office
2221 Hammond Drive
Schaumburg, IL 60173
847-925-9830
847-925-9840 (fax)

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

www.tallgrassrestoration.com
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



Southern Boundary Buffer

Proposed Plantings:

PLANT LIST:

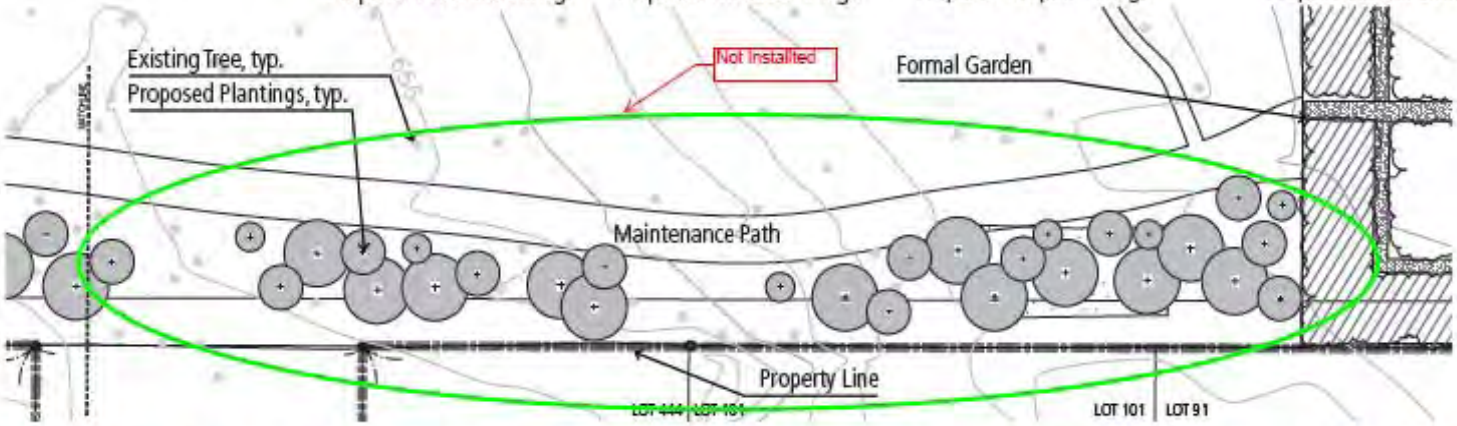
Scientific Name:	Common Name:
Carpinus caroliniana	American Hornbeam
Hamamelis	Witchazel
Ostrya virginiana	American Hophornbeam
Pinus Strobus	White Pine
Thuja occidentalis	Arborvitae
Tsuga canadensis	Hemlock
Viburnum	Viburnum

Proposed Arborvitae Image

Proposed Witchazel Image

Proposed Carpinus Image

Proposed Hemlock Image



Existing Photos

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

March 11, 2010

HOERR SCHAUDT
landscape architects

COA 4/9/10; Amended 5/11/10
Attachment Page 97

Fencing

405 Sheridan Rd: Perimeter Fencing - Elevations, Details and Styling

March 11, 2010

HOERR SCHAUDT
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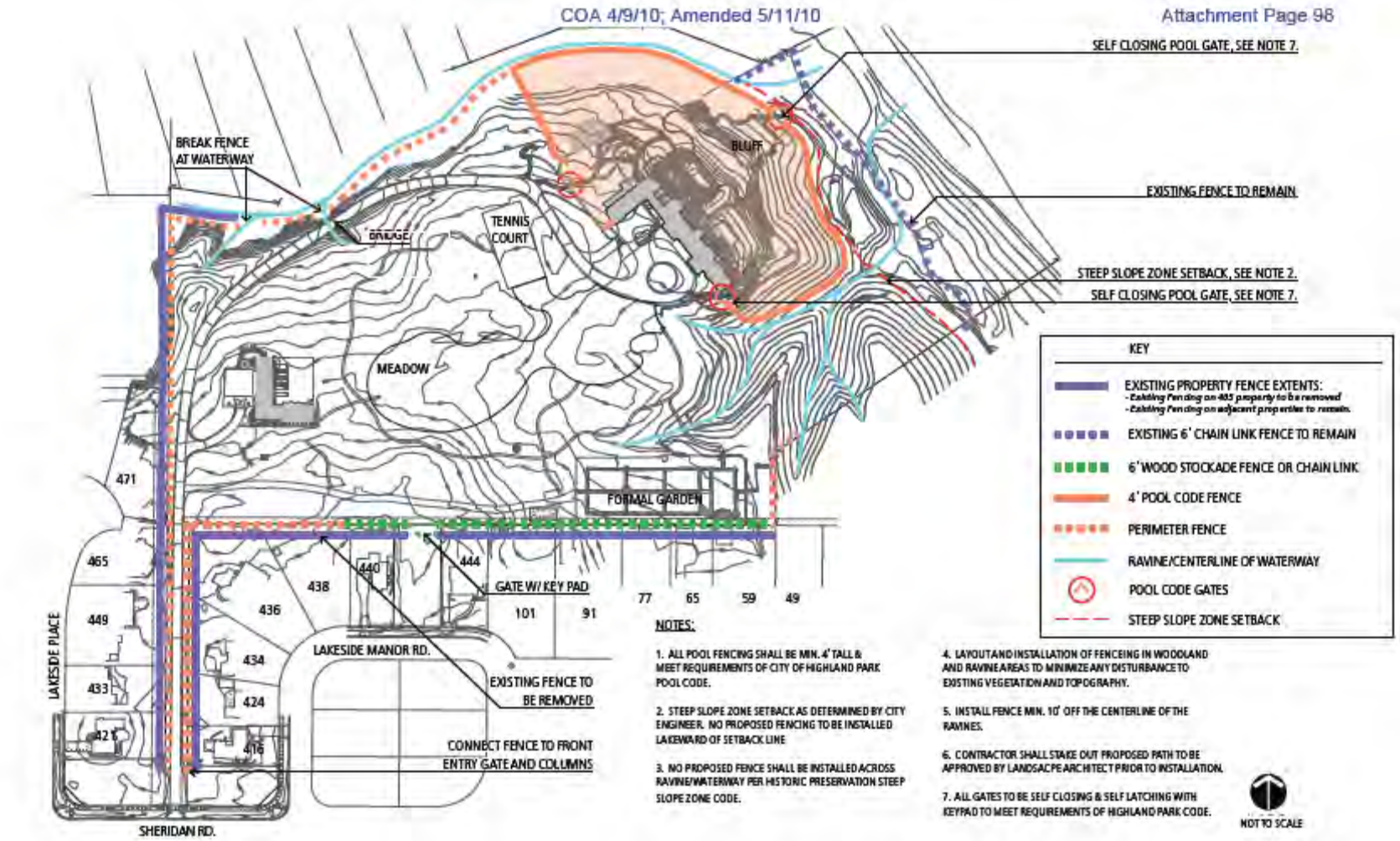
Fencing Location



405 Sheridan Rd: Perimeter Fencing Plan

March 11, 2010

HOERR SCHAUDT
landscape architects

CITY OF HIGHLAND PARK
Historic Preservation Commission

Amended Certificate of Appropriateness

DATE:	April 10, 2010 (*as amended May 11, 2010*)
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:

- Extension of Stone Bridge
- Driveway Surface Materials and Cross sections
- Tennis/sport court
- Lighting
  - Safety and Security
  - Monument-type illumination
- Fencing
  - Deer curtain
  - Wire mesh
  - Chain link
- Stone Paths
- Planted Roof Plant Palate
- Formal Garden
  - Replacement of concrete walks with stone paths
  - Reestablishment of fruit trees
  - Ornamental plant palate
  - Parallel arbors
  - Arborvitae buffering
  - Ornamental gates
  - Tree removal
  - Pond restoration
- Natural Resource Management
  - Non-fire management
  - Native seed collection
  - Invasive plant removal
- Entry Walls and Gates
- Perimeter Landscaping
  - Driveway stem plantings- evergreen infill
  - Southern boundary shrub & tree clusters

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:	Drawings : 1. Landscape Plan dated 2/11/10 prepared by Hoerr-Schaudt multi-page with exclusions: • Entry Gate (pp. 5-9, Hoerr-Schaudt Landscape Plan dated 2/11/10) • ~~Wood Stockade Portions of Perimeter Fencing Plan (pp. 28-29, Hoerr-Schaudt Landscape Plan dated 2/11/10).~~ ***(Exclusion removed per City Council Action of 5/10/2010)*** 2. Revised Landscape Plan dated 2/11/10 (recvd. 3/3/10) ~~with exclusions:~~ • ~~Wood Stockade Portions of Perimeter Fencing Plan (pp. 10-11, Hoerr-Schaudt Landscape Plan dated 2/11/10 and recvd. 3/3/10).~~ ***(Exclusion removed per City Council Action of 5/10/2010)***
COMMENTS:	Approved with Conditions: The Conditions of Approval are: 1) 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"} 2) The two honey locust trees in the eastern portion of the Formal

	Hoerr-Schaudt 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" & (13) "Archaeological and natural resources"} 3) The Applicant or his representative to should meet with neighbors to discuss the effects and impacts of the proposed lighting plan.
SIGNED:	Linda S. Sloan Linda S. Sloan, AICP, Planning Division Manager

COMMISSION: Historic Preservation Commission

CY2012 COMMISSION WORKPLAN SUBMITTAL

Jurisdiction and Purpose:

The Historic Preservation Commission shall identify properties, structures, or areas within the City that are historically significant in that they exemplify and/or reflect the cultural, social, economic, political, or architectural history of the Nation, State, or the City, and advice the City Council on the designations of such properties, structures, or areas as either Landmarks or Historical Districts. In addtion, the Commission shall also protect the distinctive visual characteristics of the Landmarks or Historic Districts by reviewing, giving advice, and recommending changes to their exterior architectural appearance.

CY2012 Objectives	Associated Funding Request
Publish two historical articles in the Highlander newsletter i.e. History of the CIty Hall Building, three famous architects with houses in HP	$0
Maintain the historic preservation awards program	$0
Conduct a workshop for realtors and others to discuss the economic benefits of historic preservation, landmarks, and historic districts.	$250
	$0
	$0
	$0
	$0
	$0
	$0
	$0

Commission Operating Expense Requests	Amount
Professional Services	$250
Professional Development	$500
Membership Dues	$395
Advertising	$100
Supplies - Books & Periodicals	$300
Business Expenses	$700
Reorganization Grant to Highland Park Historical Society	$20000
	$0
	$0
	$0

CY2012 TOTAL REQUEST:	$22,495
CY2011 BUDGET:	$2,945

CY2011 Workplan Objectives	Status
Completed Hazel / Prospect walking tour	Complete
Maintained the Historic Prervation Awards Program	Complete

CY2011 Additional Accomplishments

I certify that the Commission approved this workplan request by a vote of _____ on the date of _____ for CY2012:

Commission Chair

Signature: _____ Date: _____