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, February 9, 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, February 9, 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. January 12, 2011

IV. **Scheduled Business**

A. Determination of Significance
1. 1770 Sunnyside Avenue
2. 1511 Forest Avenue

B. Certificate of Appropriateness – 117 Belle Avenue
C. Certificate of Appropriateness – 2320 Linden Avenue

V. **Discussion Items**

A. 405 Sheridan Landscape COA Amendment

VI. **Business From the Public**

VII. **Other Business**

A. Next meeting scheduled for March 8, 2012

VIII. **Adjournment**

City of Highland Park
Historic Preservation Commission
Minutes of January 12, 2012
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, Bramson (7:40), Becker, Temkin
Ex-Officio Members Present:	Axelrod
Members Absent:	Rotholz,
City Staff Present:	Cross
Others Present:	Bob Shrago, Randi Elowe (117 Belle), Jim Turman (101 Belle Avenue), Geoff Petkus (385 N. Deere Park Drive East)

III. Approval of Minutes

Chairwoman Sogin asked for approval of the minutes of the December 8, 2011 HPC Meeting. Commissioner Temkin made a motion to approve the minutes as submitted. Commissioner Fradin seconded the motion. The motion was approved by a unanimous vote (5-0).

IV. Scheduled Business

A. Landmark Nomination – 385 North Deere Park Drive East

The Historic Preservation Commission meeting found that the structure met four landmark criteria and at the previous meeting had directed staff to prepare a resolution making a Preliminary Landmark Recommendation. Staff presented the Commission with the resolution, along with a planning report, and asked the Commission to discuss both items. If no changes were needed, the Commission was asked to approve the resolution and planning report.

- Motion to approve the resolution making a preliminary recommendation for landmark designation for 385 North Deere Park Drive East: Commissioner Temkin
- Second: Commissioner Becker
- Vote: 5-0 Motion passes.

- Motion to approve the planning report as drafted for the landmark nomination for 385 North Deere Park Drive East: Commissioner Temkin
- Second: Commissioner Becker
- Vote: 5-0 Motion passes.

B. <u>Certificate of Appropriateness</u> – 117 Belle Avenue

Staff gave a brief presentation about the history of the property and the background of the petition. A Certificate of Appropriateness was granted in 2002 for a similar addition to the house, but the construction was never completed. The current petition is similar, but more alterations to the house are proposed.

The Commission agreed with Ex-Officio member Axelrod's assertion that the west wall of the proposed garage addition needed more architectural attention. The large, unadorned brick wall was imposing and not appropriate for the house. Commissioner Becker suggested moving a window from the north elevation of the new garage over to the west elevation. The petitioner indicated this was feasible and the plans could be easily revised to accommodate that change.

Jim Turman, 101 Belle Avenue, lives directly east of the subject property and indicated he had no objection to the proposed addition.

The petitioner indicated that the front door would be redesigned in the future, and he would return to the Historic Preservation Commission to amend the Certificate of Appropriateness when a new door design had been finalized.

The chimneys have been removed from the house, and the petitioner explained that this was done to open up the visibility of the lake, as well as to free up space within the house. The windows and their associated paint and finish were discussed. The petitioner indicated they have a Marvin Windows product in mind, but were not able to provide examples at the meeting due to the inclement weather. The petitioner will return to a future HPC meeting to present the proposed window treatment for the new windows on the existing house.

Commissioner Becker identified the sharply peaked rooflines over the dormers on the proposed garage addition. The petitioner indicated the gabled rooflines were intended to relate to the new garage's lines. Commissioner Becker indicated that existing dormers on the house had flat dormers and recommended the new dormers on the garage addition be changed to reflect the existing dormers on the house.

- Motion by Commissioner Fradin to approve a Certificate of Appropriateness with the following conditions:
    1. The two new dormers on the garage addition must have flat shed-style rooflines instead of the peaked rooflines as proposed.
    2. The ground floor window on the north elevation of the garage must be moved to the west side of the garage.
    3. NOTE: The window style and treatment for the new windows on the addition and replacement windows on the existing house are not approved as part of this COA. Those will be presented at a future meeting of the Historic Preservation Commission.
    4. NOTE: The design of a new front door is not approved as a part of this COA and will also be presented at a future meeting of the HPC.
- Second by Commissioner Temkin
- Vote: 6-0 Motion passes.

IV. Discussion Item

<u>405 Sheridan Landscaping COA Amendment:</u> At the petitioner's request, this item will be continued to a future meeting of the Historic Preservation Commission.

- Motion to continue the discussion of 405 Sheridan Landscaping COA Amendment: Commissioner Temkin
- Second: Commissioner Becker
- Vote: 6-0

Revised 2012 Workplan: Staff explained that the HPC's 2012 workplan had been amended to include the $20,000 that City Council approved to support the Highland Park Historical Society. The Workplan needs to be re-approved by the Commission.

- Motion to approve the amended 2012 Workplan: Commissioner Temkin
- Second: Commissioner Becker
- Vote: 6-0

V. Business from the Public

VI. Other Business

Stupey Cabin Discussion:

Chairwoman Jean Sogin recused herself from the meeting (8:38 pm), citing a potential conflict of interest with this discussion. Chairwoman Sogin serves on the Board of Directors of the Highland Park Historical Society.

Rob Rotering, President of the Board of the Historical Society, presented photographs documenting the deterioration of the Stupey Cabin. The cabin belongs to the historical society, but is located on land owned by the Park District of Highland Park. The Historical Society would like to begin the process of raising funds to preserve the cabin and feels that a Local Landmark Designation would be a valuable asset in fundraising.

Staff is going to investigate the current landmark status of the cabin, as well as other background information that may be helpful for the fundraising and preservation work.

VII. Adjournment

Chairwoman Sogin adjourned the meeting at 9:00 pm.

MEMORANDUM

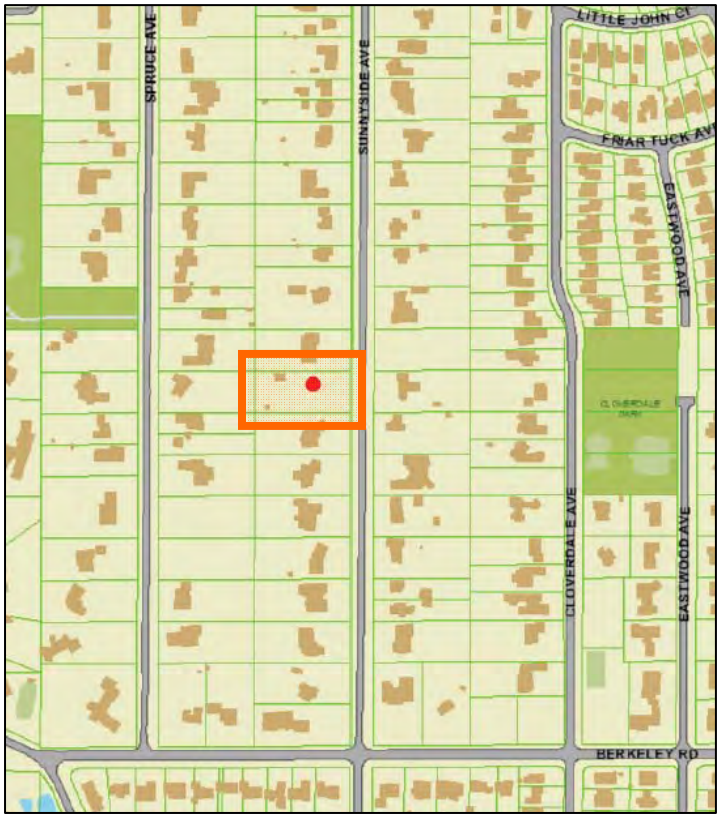
Date: February 9, 2012

To: Historic Preservation Commission

From: Andy Cross, Planner II

Subject: Determination of Significance for 1770 Sunnyside Avenue

Address:	**1770 Sunnyside Avenue**
Built:	1932
Style:	Cape Code
Structure:	Single Family Residence
Architect:	Unknown
Original Cost:	$6,500
Orig. Owner	Bert S. Leech
Current Assessed Value:	$152,970 (Bldg Amount: $47,900)
Alterations:	No records of significant alterations
Significant Features:	Gabled roof, prominent entryway



A demolition permit application has been submitted for the structure at 1770 Sunnyside Avenue. The Cape Cod house was built in 1932 for a cost of $6,500, and has had few alterations in the intervening years. A deck was added off the side of the house in 1992, and can be seen in the attached photographs. Other than the deck, however, the house is largely unchanged from when it was built. Building permits on file relate to minor improvements, such as a water heater, furnace, and a back yard shed.

The original1932 building permit lists the owner as a Bert S. Leech, but research has not uncovered any information about him. He is listed as the owner on a 1961 utility permit, indicating he may have lived in the house for several decades.

The 2000 West Side Historical Survey lists the house as "S –Significant", which means that it was deemed eligible for listing as a local landmark. However, the survey did not provide specific data to substantiate the categorization as "Significant". The house exhibits a classic Cape Code appearance with its box shape and simple gabled roof, and this may have contributed to the high rating in the survey.

As the attached photographs of the house illustrate, the property appears to have suffered neglect over the past several years. Representatives of the petition will be present at the meeting to comment on the current condition of the house.

Demolitions in the Area

Sunnyside Avenue and the surrounding neighborhood have seen a number of demolitions, including 1755 Sunnyside, which the Commission reviewed in October, 2010. The data on the map only goes back to 2004, but the number of demolitions over the last seven years is evidence for the overall age of the structures in that part of town.

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

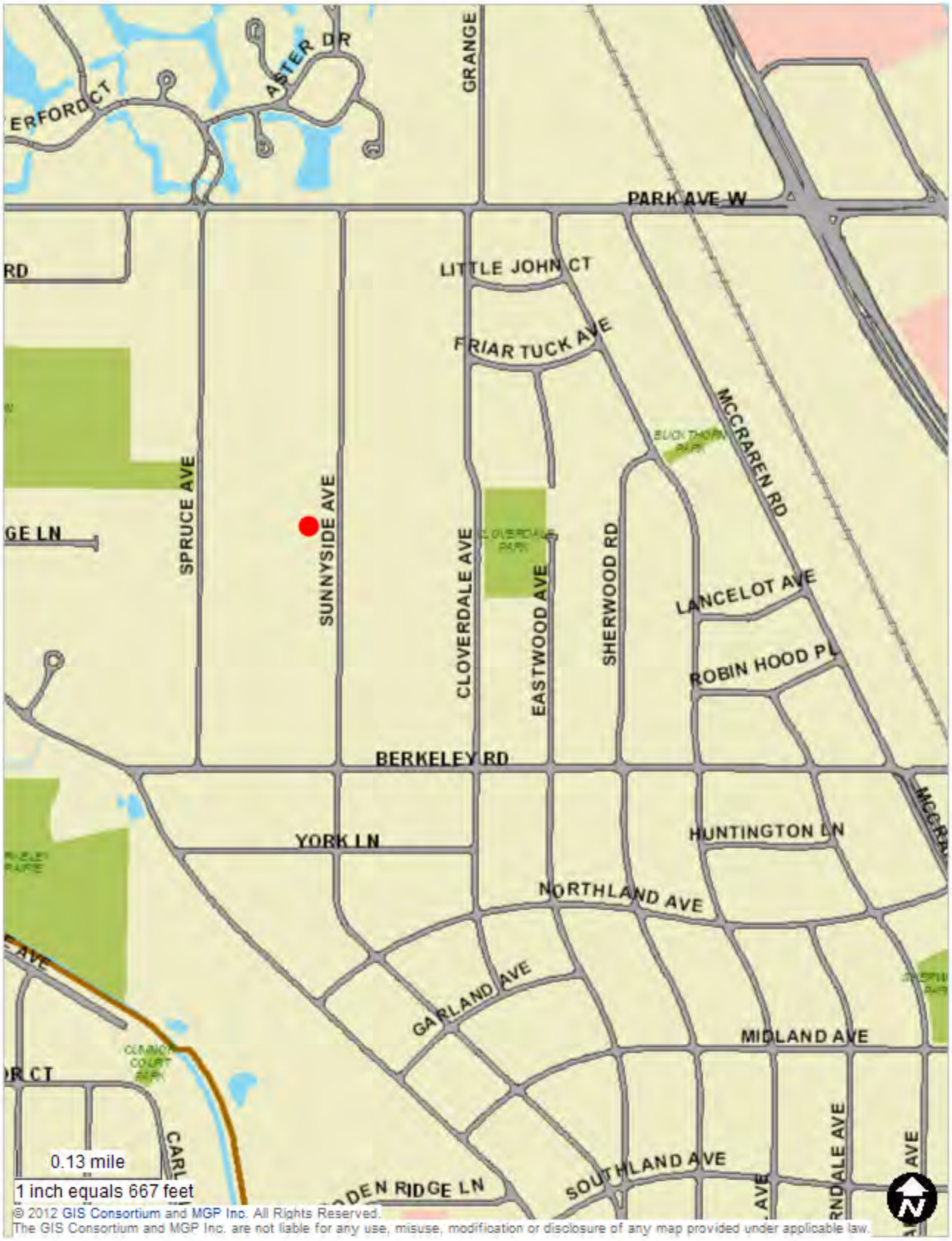
The Commission is asked to review the structure per the Landmark Criteria listed above. If the Historic Preservation Commission determines that the Structure that is the subject of the Demolition Application satisfies "one or two of the Landmark Standards, then the Commission shall have a 180-day review 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
- West Side historical survey entry
- Map of Surrounding Demolitions
- Original 1932 Building Permit for Construction

GIS consortium. MapOffice™ *1770 Sunnyside Location Map*

Created By mgp inc



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GIS consortium. MapOffice™ *1770 Sunnyside Location Map*

Created By mgp inc

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1770 Sunnyside

RECEIVED
JAN 10 2012
City of Highland Park
Building Dept

Date 28 January 1932 Building Permit No. 2734

OCCUPANCY CERTIFICATE 1493 5 May 1932

Location of Building—No. ~~708~~ 1770 Street Sunnyside Avenue

Name of Owner Bert S. Leech

Present Address 708 Sunnyside Avenue Phone 723

Type of Construction frame Remodeling

General Contractor Ockerlund Constr Co Address 4339 Patterson Ave. Phone Kildare 1155

Permit issued to Owner to construct a single fam. dwellg

building on S½ Lot 15 Blk. Hovland's Sub'n. Highland Park Acres

Builder's estimate $6500.00 Permit fee 22.67

Location on Lot verified 192 by

Other inspections

Deposits Sidewalks planked

Remarks

Job completed Receipt for returned plans Owner

Electrical Contractor Vetter El. Co Address 1 & D

Wiring Permit No. 1950 Issued 23 Feb 32 Fixture Permit No. 1950 Issued

1st Inspection 192 by

2nd Inspection 192 by

Size of main wire Size of branch wire System

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

Certificate of Inspection Issued 192 No.

Date of Public Service Tap Remarks

Plumbing Contractor G Ostrand Address

Water Tap No. 2951 Sewer Tap No. Job Order No. 1723 Issued 1 Feb 32 Paid

Inspected Feb 24 192 by

Inspected 192 by

No. Catch Basins Not in 8 people from Septic tank No. Lavatories 2 No. Toilets 2

No. Baths 1 No. Sinks 1 No. Laundry Tubs 1

No. Shower Baths 1 over No. Stacks 2 Other Items 2

Certificate of Inspection Issued 192 No.

Downspouts connected to ground

Kind of Heat Name of Burner

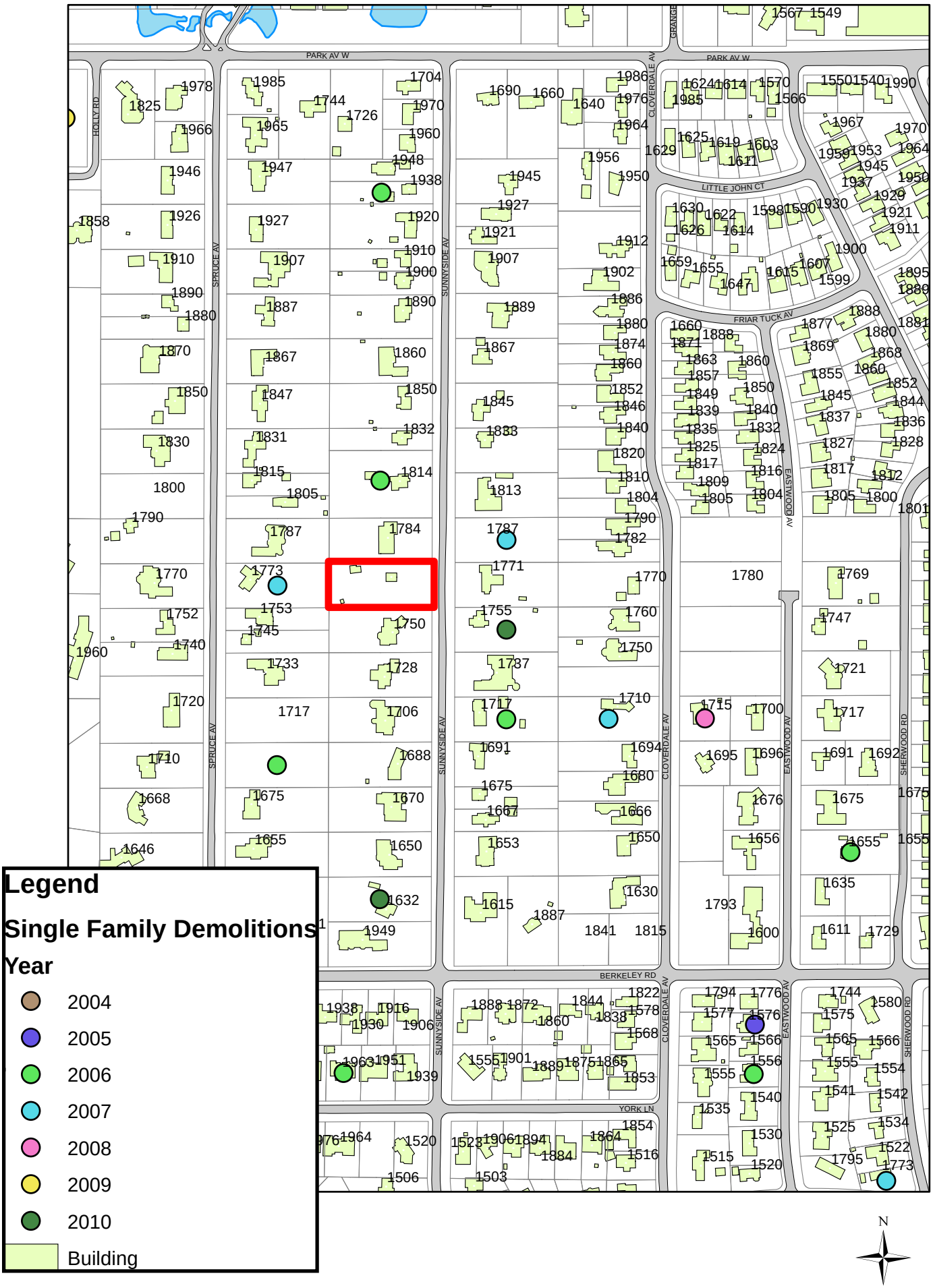
Tank Inspection

Gust Ostrand

Highland Park Reconaissance Survey

STREETNO.:	1770
STREETNAME:	SUNNYSIDE
STREETTYPE:	AV
BLOCKNO:	090
PIN:	1621402040
STYLE/TYPE:	Cape Cod
DATE:	1932
RATING:	S
IND NR:	
ROLLNO.:	7
PHOTONO.:	17
HISTORICNAME:	
COMMONNAME:	
HISTORICINFO:	Source-Permit for Construction
OTHERINFO:	
ARCHITECT:	
BUILDER:	Ockerland Consruction Co., Kildeer
SUBDIVISION:	J.S. HOVLAND'S HIGHLAND PARK ACRES-1923

Demolitions by 1770 Sunnyside Avenue



MEMORANDUM

Date: February 9, 2012

To: Historic Preservation Commission

From: Andy Cross, Planner II

Subject: Determination of Significance for 1511 Forest Avenue

Address:	**1511 Forest Avenue**
Built:	c. 1900
Style:	Dutch Colonial Revival
Structure:	Single Family Residence
Architect:	Unknown
Old Address:	559 Forest Avenue
Orig. Owner	John H. Wrenn, Highland Park Building Company
Current Assessed Value:	$316,100
Alterations:	• Remodel (1939) • Garage & Shed Roof Porch (1960s)
Significant Features:	Recessed attic balcony with wood balustrade, corner tower

A demolition permit application has been submitted for the property located at 1511 Forest Avenue. The house is Dutch Colonial Revival style that was built between 1890 and 1900. This pre-dates any of the City's building permit archives, so the original permit and architect information is unavailable. The building has had two major alterations: a $2,500 remodel in 1939 (see attached building permit), and a garage and roof in the 1960's. More recent building permits are for small projects, such as fences and new driveways.

Ex-Officio Commission member Julia Johnas assisted with historical research on the property and uncovered some interesting information about the house. The original owner appears to have been John H. Wrenn, one of the ten charter members of the Highland Park Building Company. This would seem to indicate that 1511 Forest Avenue is an original HP Building Company house. There is no record that Mr. Wrenn ever lived in the house, as records have his address listed on Astor Street in Chicago, as well as at a summer home in Lake Forest.

The ownership has changed hand several times through the years. The earliest documentation available in City Archives references Samuel Fleager, who bought the house in 1939. His name appears on the building permit for a renovation on the house that year. Mr. Fleager was active in the insurance business and worked in Chicago. Other owners include Edwin Armstrong, who owned it from 1912 – 1919. He was a manufacturer of clothing and military uniforms. The next owner appears to have been a Charles E. Timson, who may have owned it until it was purchased by Samuel Fleager.

The 1999 Central East Historical Survey identifies the house as "C – Contributing", which means that it would contribute to a historical district, if one were established in that area. The survey references the recessed attic balcony with the wood balustrade as a significant feature.

Dutch Colonial Revival Style

The 1999 Central East Survey contains the following summary of the Dutch Colonial Revival architectural style:

"The Dutch Colonial Revival Style is a sub-type of the Colonial Revival Style, marked by a gambrel roof, with a double slope on each side of the building. Generally faced in wood clapboard or shingles, it is derived from early Dutch houses built in the northeastern United States in the 18th century. Dutch Colonial Revival houses were built over a long period, as were other Colonial Revival homes--from the 1880s through the 1950s. Most have a symmetrical front facade and a classical entry portico. Those with the gambrel facing the street tend to be earlier, dating from the late 19th and early 20th centuries, while those with side facing gambrels and a broad front dormer were very popular during the 1920s.

There are ten buildings in the Dutch Colonial Revival style in the Central East survey area. Of these, 160 Park Avenue, the coach house originally part of the 147 Central Avenue property, and 440 Ravine Drive, are ranked locally significant. Built in about 1925, 440 Ravine Drive is a good example of the side facing gambrel roof type. The front facade of this red brick house is nearly symmetrical and is tall and imposing, similar in scale to many Georgian Revival homes. It has a front entry portico with a gable roof and Doric columns. There is a shed roof central dormer with ten over one double hung windows, and other multi-light windows throughout. The detailed brickwork is a common feature. There are brick quoins, soldier courses, lintels, keystones, and sills, as well as prominent brick chimneys on each gambrel end."

440 Ravine Dr.

Demolitions in the Area

As the attached map shows, there have been very few houses demolished on Forest Avenue, or in the neighborhoods surrounding the subject property. The data on the map only goes back to 2004, but as the map shows, the housing stock around the subject property has remained largely intact over the last eight years.

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
- Central East historical survey entry
- Map of Surrounding Demolitions
- 1939 Building Permit for a Renovation

GIS consortium. MapOffice™ *Location Map 1511 Forest*

Created By mgp inc

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1511 FOREST
1511
1511 Forest
Front of House

South exposure
Side of house

Rear of House

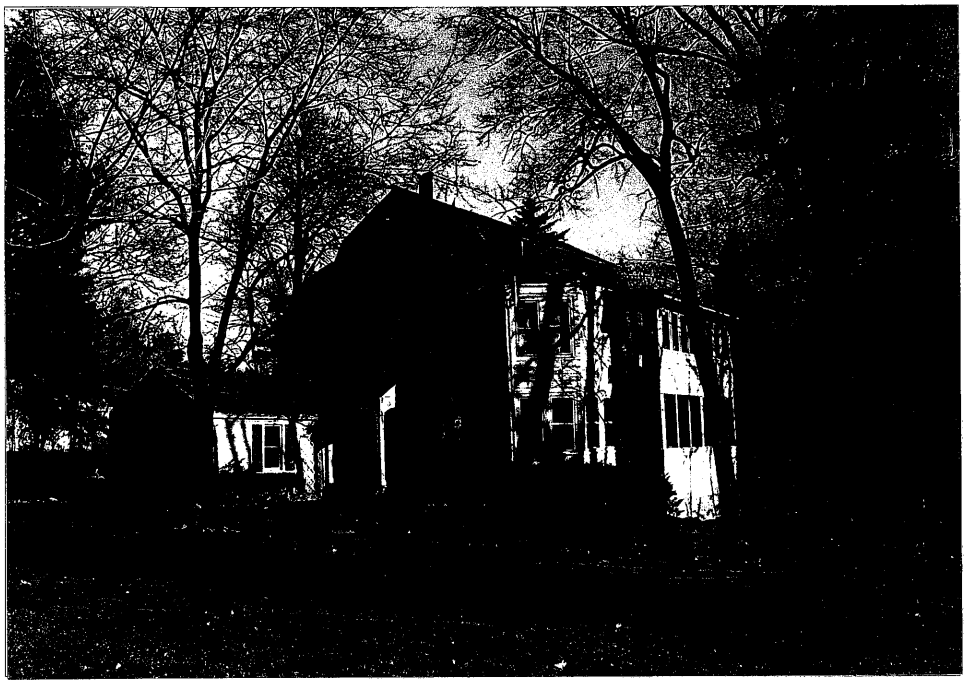
North exposure
side of House

North exposure
side of House

City of HIGHLAND PARK

ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY

STREET #	1511
STREET	Forest Ave
ROLL #	17
FRAME #s	3
ROLL #	
FRAME #s	



GENERAL INFORMATION

CLASSIFICATION	building	PRESENT USE	single-family	CONDITION	good
SECONDARY STRUCTURES		ORIGINAL USE	single-family	INTEGRITY	major alterations

ARCHITECTURAL INFORMATION

ARCHITECTURAL STYLE/TYPE	Dutch Colonial Revival	NO. OF STORIES	2.5
		EXT. WALLS (current)	aluminum siding
ARCHITECTURAL DETAILS		EXT. WALLS (original)	wood clapboard
ORIGINAL CONSTRUCTION DATE	c. 1890	FOUNDATION	not visible
SOURCE	surveyor	ROOF(type & materials)	gambrel asphalt shingle
OVERALL SHAPE OR PLAN	irregular	WINDOW MATERIAL, TYPE(S)	wood double hung; casement 1/1; 6/1
LANDSCAPE FEATURES	20' setback; residential avenue; front driveway; sidewalks at front; mature trees	PORCH	front entry

SIGNIFICANT FEATURES: Recessed attic balcony with wood balustrade; corner tower

ALTERATIONS (removals, replacements, additions, date (if known), etc.): Garage on front facade and shed roof porch added (1960s); two story side addition with one light casement windows; aluminum siding; metal front door; fixed shutters; 1939 remodeling (permit)

SIGNIFICANCE

LOCAL SIGNIFICANCE RATING: C

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) -

LISTED ON EXISTING SURVEY:(IHSS, NR, etc.) No

RESEARCH INFORMATION

HISTORY

HISTORIC NAME:

COMMON NAME:

HISTORIC INFORMATION:

Old address: 559. Owner in 1939 was Samuel B. Fleager (permit)

ARCHITECTURE

ARCHITECT

SOURCE

BUILDER

COST

OTHER ARCHITECTURAL INFORMATION:

AREA Central East

SURVEYOR Jennifer Kenny

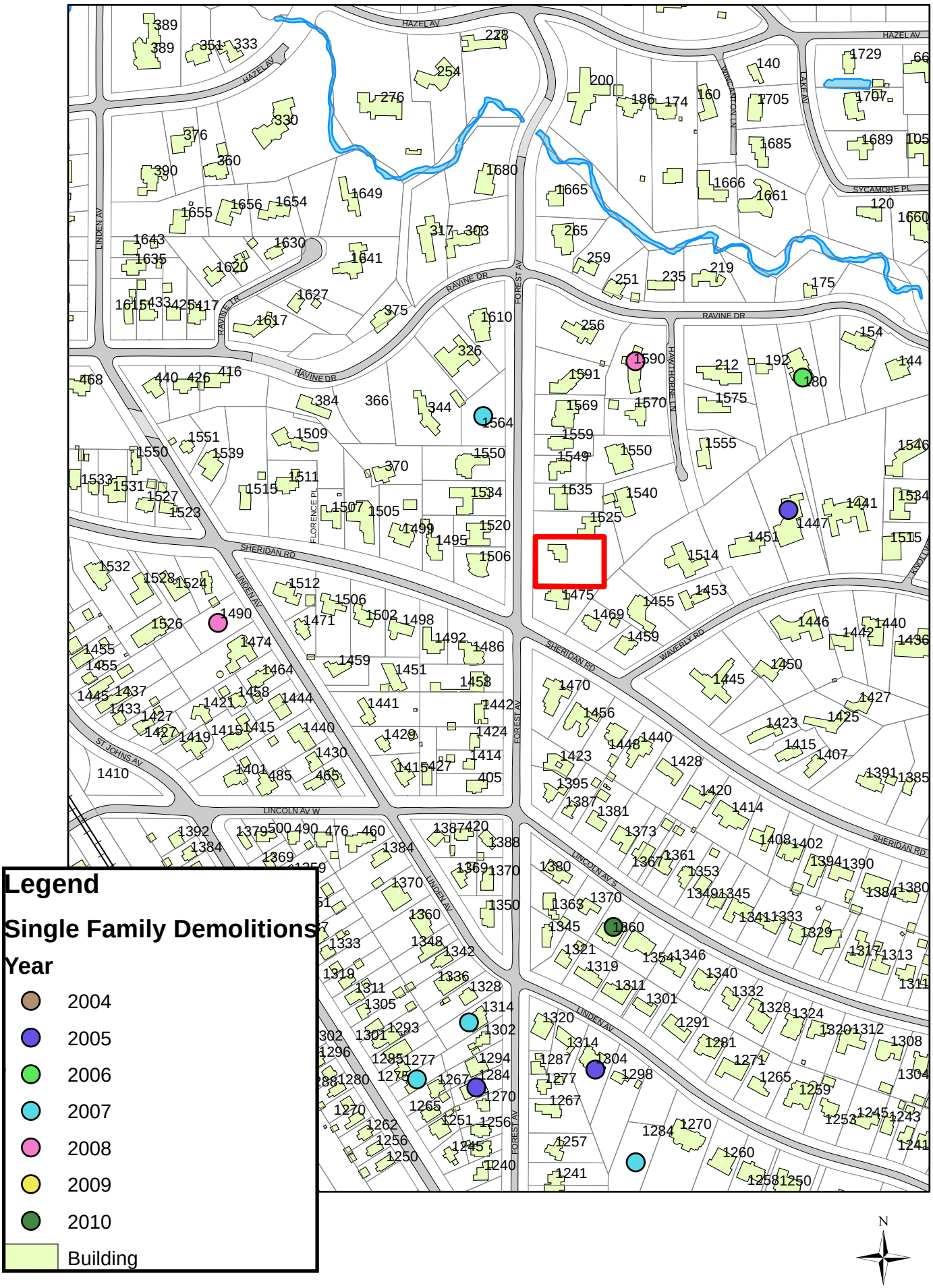
DATE 12/08/1998

PIN

RESEARCHER

DATE

Demolitions by 1511 Forest Avenue



~~Archt. Ernest A. Grunsfeld Jr.~~
~~540 N. Michigan Ave. Sup 2784~~

Date March 2 1939 Building Permit No. 3875.

Location of Building—No. ~~559~~ 1511 Street Forest Avenue.

Name of Owner Samuel B. Fleager

Present Address 439 S. Sheridan Rd. Phone 1155

Type of Construction Frame Remodeling ✓

General Contractor Owner Address above Phone

Permit issued to Owner to construct a

building on S-130' Lot 11 Blk. 67 Sub'n. H.P.

Builder's estimate $1000.00 Permit fee (4.33) 9.33
(5.00) Jan 22 1940

Location on Lot verified 193 by Fee on 1500.00 additional

Other inspections Jan 22 1940 Mrs Fleager said the total cost was about 2500. Paid additional fee on $1500 5.00

Deposits N.D. Sidewalks planked

Remarks Jan 17 1940 Cost about 2500 Owner will see [illegible]

Job completed Receipt for returned plans Owner

- Bill Whittle - Wanberg
- John Olson -
- Jim Fisher -

14 Fixtures

Majestic - 4725

Electrical Contractor Service Elect Address 1826 Grand Ave

Wiring Permit No. 3045 Issued Jan 22 1940 Fixture Permit No. 3045 Issued Jan 22 1940

1st Inspection ..... 193.... by .....

2nd Inspection ..... 193.... by .....

Size of main wire 3 Size of branch wire 14 System .....

No. of Openings 57 No. Sockets ..... No. Circuits 6 No. Motors ..... No. Ranges old Plate

Certificate of Inspection Issued ..... 193.... No. .....

Date of Public Service Tap ..... Remarks ..... Ontario 5876

Plumbing Contractor J. W. Peterson Address 1019 N Butrick St Waukegan

Water Tap No. ..... Sewer Tap No. ..... Job Order No. ..... Issued ..... Paid .....

Inspected May 9 1939 by Water test

Inspected ..... 193.... by .....

No. Catch Basins old No. Lavatories 1 No. Toilets 1

No. Baths 1 No. Sinks 1 No. Laundry Tubs old

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

Certificate of Inspection Issued ..... 193.... No. .....

Downspouts connected to .....

Kind of Heat ..... Name of Burner .....

Tank Inspection .....

3/11/40 Electrical wiring in very bad condition.

W. E. Russell

117 Belle Avenue
R.A. Wood House

Application for an Amendment to a Certificate of Appropriateness

TO:	The Historic Preservation Commission
DATE:	February 9, 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. Wood 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

PREVIOUS CONSIDERATION

At the January 12, 2012 meeting, the HPC approved a Certificate of Appropriateness for a two-story garage and other improvements to 117 Belle Avenue. The applicant, Bob Shrago, indicated that a window designs for proposed new windows on the house had not been decided upon and asked to appear at a future meeting of the Commission to present a window design for approval. Mr. Shrago has worked with the home owner to decide upon a window style and will be presenting it at the meeting. Specifications for the proposed window design are included in the attachments to this memo. Design information for two samples have been included: the window for the lower-level laundry room marked "1L" on the specification sheet, and the window for the upper-level dormers over the new garage marked "2D" on the sheets.

The applicant is proposing one minor modification to the approved plans. As work got underway, a window on the attic level of the south elevation was found to have been originally designed with an arched top. At some point in the past, the original window was replaced with a less-dramatic squared design and the arch was bricked over. The owner intends to restore the arched window to its original shape. Since the discovery is very recent, the project's architectural drawings have not been updated yet. However, a rough drawing of the new design for this window is included in the attachments.

RECOMMENDATION

Staff recommends that the Historic Preservation Commission discuss the proposed window and trim design to be used on the upgraded windows on 117 Belle, as well as the arched window design proposed on the southwest third floor of the house.

ATTACHMENTS

- Proposed Window & Trim Design
- Proposed Arched Window Design
- Approved Elevations for 117 Belle Improvements

Below is the staff memo for the COA at 117 Belle Avenue as presented to the Historic Preservation Commission on January 12, 2012.

BACKGROUND OF THE SUBJECT PROPERTY

The house at 117 Belle Avenue is a 1927 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.

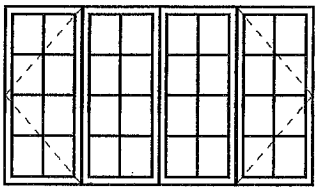
(18) Sensitivity to distinct features. Distinctive stylistic features or examples of skilled craftsmanship or artistry, which characterize a Regulated Structure or Contributing Regulated Structure, shall be treated with sensitivity.

(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.

*** PRICES LISTED IN USD ***



AS VIEWED FROM THE EXTERIOR

QUOTE: 00000029
QTY: 1 MARK UNIT - 2nd - laundry
CLAD ULTIMATE CASEMENT - OPERATES LEFT HAND
CALL NUMBER 20 X ROUGH OPENING 48"
FRAME SIZE 20" X 47 1/2"
ROUGH OPENING 21" X 48"
INSULATED GLASS - 3/4" - 1 LITE
LOW E II WITH ARGON
5/8" RECTANGULAR SIMULATED DIVIDED LITE - WITH SPACER BAR - SPECIAL CUT 2-WIDE 4-HIGH
BRONZE CLAD EXTERIOR - PRIMED PINE INTERIOR
ANTIQUE BRASS FOLDING HANDLE AND LOCK(S)
INTERIOR SCREEN
WHITE SURROUND
CHARCOAL FIBERGLASS MESH
WHITE WEATHER STRIP
NAILING FIN
4 9/16" JAMBS
PRIMED PINE INTERIOR
BRONZE CLAD EXTERIOR
NO CASING

1L

1L

AS VIEWED FROM THE EXTERIOR

QUOTE: 00000030
QTY: 2 MARK UNIT - 2nd - loft dormer, bed5 clst

2D

CONTINUED ON NEXT PAGE

*** PRICES LISTED IN USD ***

2D ↓

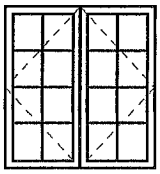
ROUGH OPENING 41" X 43 5/8"
FRAME SIZE 40" X 43 1/8" - 2-WIDE 1-HIGH
**A1
CLAD ULTIMATE CASEMENT - OPERATES LEFT HAND
CALL NUMBER 2044
FRAME SIZE 20" X 43 1/8"
ROUGH OPENING 21" X 43 5/8"
INSULATED GLASS - 3/4" - 1 LITE
LOW E II WITH ARGON
5/8" RECTANGULAR SIMULATED DIVIDED LITE - WITH
SPACER BAR - SPECIAL CUT 2-WIDE 4-HIGH
BRONZE CLAD EXTERIOR - PRIMED PINE INTERIOR
ANTIQUE BRASS FOLDING HANDLE AND LOCK(S)
INTERIOR SCREEN
WHITE SURROUND
CHARCOAL FIBERGLASS MESH
WHITE WEATHER STRIP

**A2
CLAD ULTIMATE CASEMENT - OPERATES RIGHT HAND
CALL NUMBER 2044
FRAME SIZE 20" X 43 1/8"
ROUGH OPENING 21" X 43 5/8"
INSULATED GLASS - 3/4" - 1 LITE
LOW E II WITH ARGON
5/8" RECTANGULAR SIMULATED DIVIDED LITE - WITH
SPACER BAR - SPECIAL CUT 2-WIDE 4-HIGH
BRONZE CLAD EXTERIOR - PRIMED PINE INTERIOR
ANTIQUE BRASS FOLDING HANDLE AND LOCK(S)
INTERIOR SCREEN
WHITE SURROUND
CHARCOAL FIBERGLASS MESH
WHITE WEATHER STRIP
NAILING FIN
6 11/16" JAMBS
PRIMED PINE INTERIOR
BRONZE CLAD EXTERIOR
NO CASING

This configuration is certified to AAMA 450.

QUOTE CONTINUED ON NEXT PAGE.

*** PRICES LISTED IN USD ***



20

AS VIEWED FROM THE EXTERIOR

QUOTE: 00000031

QTY: 1 MARK UNIT - 2nd - bed5

ROUGH OPENING 61" X 47 5/8"

FRAME SIZE 60" X 47 1/8" - 3-WIDE 1-HIGH

**A1

CLAD ULTIMATE CASEMENT - OPERATES LEFT HAND

CALL NUMBER 2048

FRAME SIZE 20" X 47 1/8"

ROUGH OPENING 21" X 47 5/8"

INSULATED GLASS - 3/4" - 1 LITE

LOW E II WITH ARGON

5/8" RECTANGULAR SIMULATED DIVIDED LITE - WITH SPACER BAR - SPECIAL CUT 2-WIDE 4-HIGH

BRONZE CLAD EXTERIOR - PRIMED PINE INTERIOR

ANTIQUE BRASS FOLDING HANDLE AND LOCK(S)

INTERIOR SCREEN

WHITE SURROUND

CHARCOAL FIBERGLASS MESH

WHITE WEATHER STRIP

**A2

CLAD ULTIMATE CASEMENT - STATIONARY

CALL NUMBER 2048

FRAME SIZE 20" X 47 1/8"

ROUGH OPENING 21" X 47 5/8"

INSULATED GLASS - 3/4" - 1 LITE

LOW E II WITH ARGON

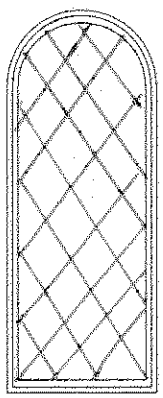
5/8" RECTANGULAR SIMULATED DIVIDED LITE - WITH SPACER BAR - SPECIAL CUT 2-WIDE 4-HIGH

BRONZE CLAD EXTERIOR - PRIMED PINE INTERIOR

SOLID WOOD COVERS

WHITE WEATHER STRIP

CONTINUED ON NEXT PAGE



01

117 BELL
FRONT - ATTIC

01 SOUTH (FRONT) 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 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

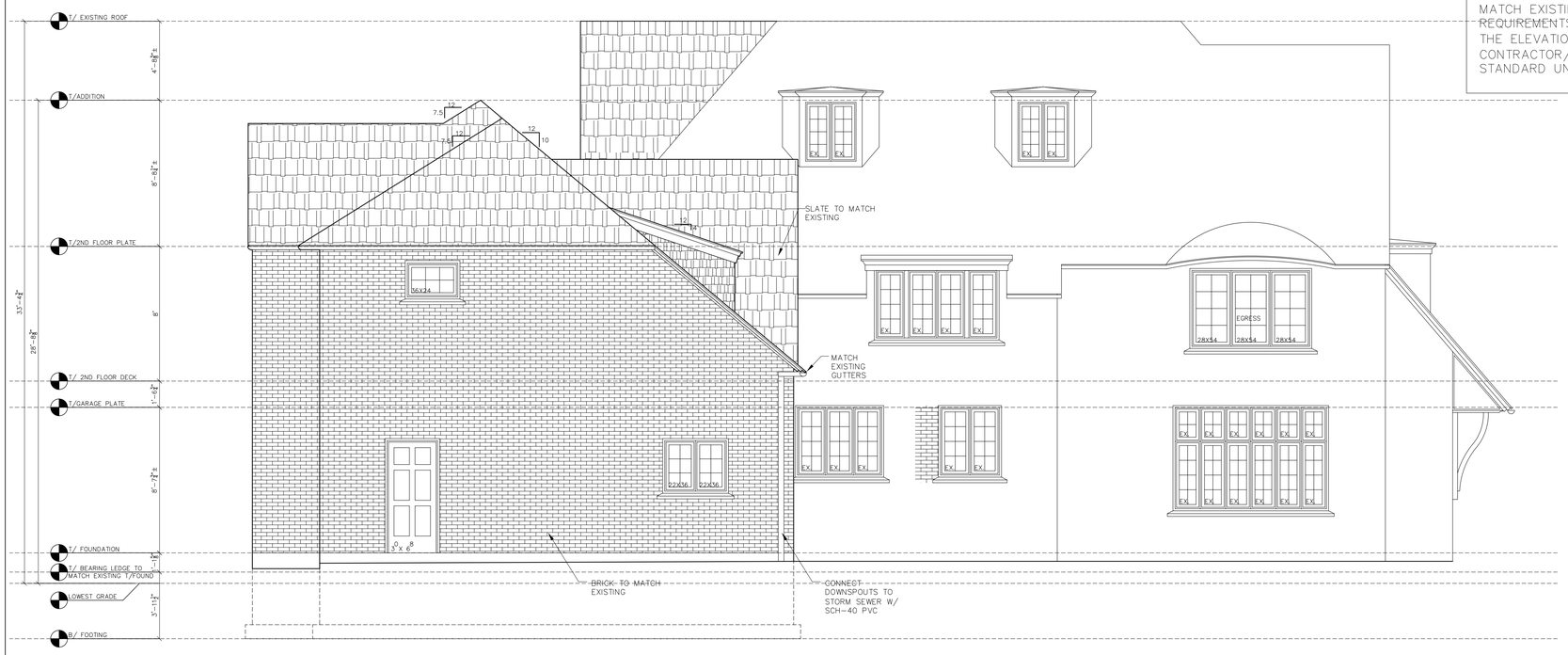
REVISION DATE:
12.15.11
1.24.12

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
1.24.12

ELOWE RESIDENCE
117 BELLE AVENUE
HIGHLAND PARK, ILLINOIS 60035

2320 Linden Avenue
W.B. Ewer House

Application for a Certificate of Appropriateness

TO:	The Historic Preservation Commission
DATE:	February 9, 2012
FROM:	Andy Cross, Planner II
SUBJECT:	Alteration & Addition to 2320 Linden Avenue

PETITIONERS / OWNERS:
Gary & Rebecca Chodes
2320 Linden Avenue
Highland Park, IL 60035

PROPERTY LOCATION:
2320 Linden Avenue

STRUCTURE
Warren B. Ewer House
Style: Colonial Revival
Built: 1929
Original Architect: Unknown

HISTORIC STATUS:
Vine/Linden/Maple Local Historic District (1999)

ARCHITECT/BUILDER:
Stuart Cohen
Cohen & Hacker Architects
1322 Sherman Avenue
Evanston, IL 60202

BACKGROUND OF THE SUBJECT PROPERTY

Warren Badger Ewer built this Colonial Revival house in 1929. The original architect is not known. The house is in good condition, but had two significant additions: Mr. Gray H. Cable, a subsequent owner and architect, expanded the rear family room in 1971. The expansion is easily identified by the glass doors, tall windows, and sloped roof on the back of the room. The garage on the north side of the house was added in 1981. It projects several feet in front of the existing house and its flat roof is not sympathetic to the dramatic sloping rooflines over the rest of the house.

W.B. Ewer had the house built for $28,000 in 1929. At that time he was the president of the General Contracting Company in Chicago, which, according to research done for the historic district nomination in 1999, was one of the contracting companies that built the Edgewater Beach Hotel and the Drake Hotel in Chicago. A 1933 article from the Chicago Tribune indicates the house was purchased in 1933 by Charles W. Jones of Highland Park, so W.B. Ewer may not have lived there for long.

SUMMARY OF PROPOSAL

The petitioners are proposing to build an addition over the garage and extending it behind the house. The addition will add a high, sloped roof over the garage that will mirror the roof and recessed dormer on the existing house. A one-story addition is proposed along the back of the house, adding a mechanical room, bathroom and an exercise room. Glazed doors and five 8x8 double-hung windows are proposed along the new rear wall, which will provide more light inside the house than existing windows. Lastly, the family room will be redesigned in the rear of the house to incorporate more interior space and a slate pitched roof will be added to match the rest of the house. A single high window is proposed on the north face of the family room, leaving a

blank wall facing the outside. This was an intentional design choice, as the architects are proposing extensive interior design elements along that north wall (shelving, home media center, etc.) that discourage adding a lower window.

The applicants have provided a written narrative describing the proposed improvements in more detail, and have created a scale model illustrating the changes that will be available at the HPC meeting on February 9, 2012.

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:

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(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.

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

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(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

- Location Map
- Project Narrative
- Architectural Drawings of Proposed Addition & Alterations
- Photographs of Existing House
- Photographs of Scale Model Showing Exterior Modifications
- Contextual Photographs (available digitally)

GIS consortium. MapOffice™ *Location Map 2320 Linden Ave*

Created By mgp inc

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The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law.

Application for Historic Preservation Review
2320 Linden Avenue – Highland Park

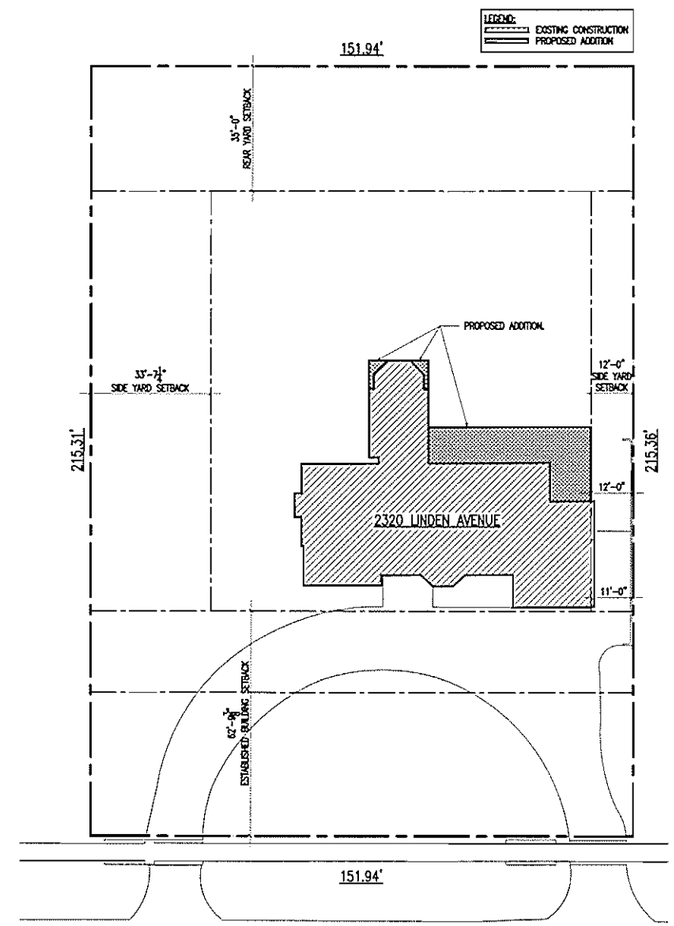
Description of project:

The existing house has a one story, front facing, flat roofed, discordant garage addition at the north end of the house which was built to enlarge the original garage. The existing second floor will be extended over the one story garage and a sloping roof with a front facing inset dormer window will balance and duplicate in form and materials the roof over the enclosed porch on the south end of the house.

On the rear of the house an addition along the west wall of the main body of the house will connect to the existing one story family room which has a flat roof. The family room will be extended vertically in brick and will get a new pitched roof of slate to match the main house's existing roof.

The existing house is white painted brick with side facing gable ends of stucco and a slate roof. The windows are double hung divided lite, 8 over 8. The existing living room has tall (nearly floor to ceiling) double hung divided lite windows which are divided 12 over 12. The new first floor addition will be brick and will have 12 over 12 double hung windows and divided light French doors. All second floor additions will be brick or stucco with 8 over 8 double hung windows and shutters to match those of the second floor.

All major roofs will be slate to match the existing house or flat seam tern metal (gray) on areas with low pitch. The rhythm of the openings and the architectural vocabulary of the addition will match the existing house.



N

1 Site Plan – Proposed Work
SCALE: 1" = 20'-0"

consultant:

Phase:	Date:	Revised:
Preservation		Date:
Review	01 05 2012	
Bid		
Permit		
Construction		

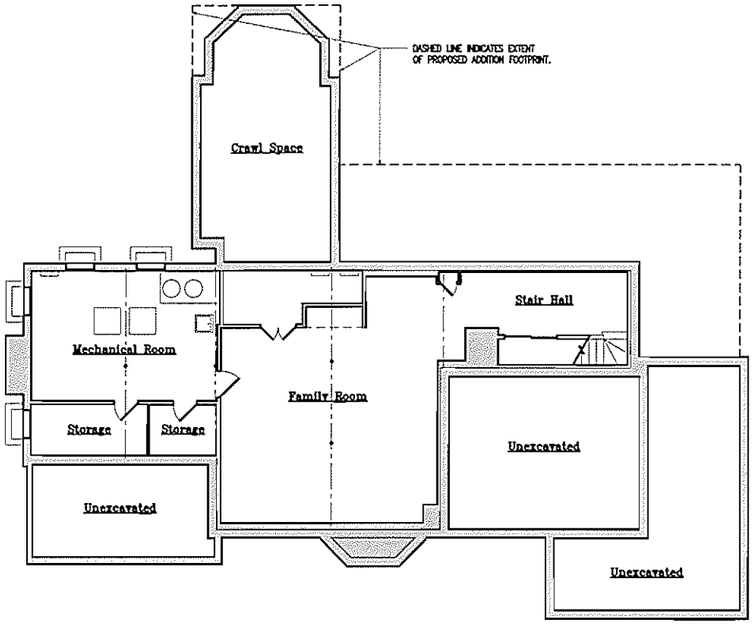
STUART COHEN & JULIE HACKER
ARCHITECTS LLC
1322 Sherman Avenue
Evanston, Illinois 60201 U.S.A. Telephone: 847-328-2500

Chodes Residence
Addition and Remodeling
2320 Linden Avenue
Highland Park, Illinois 60035

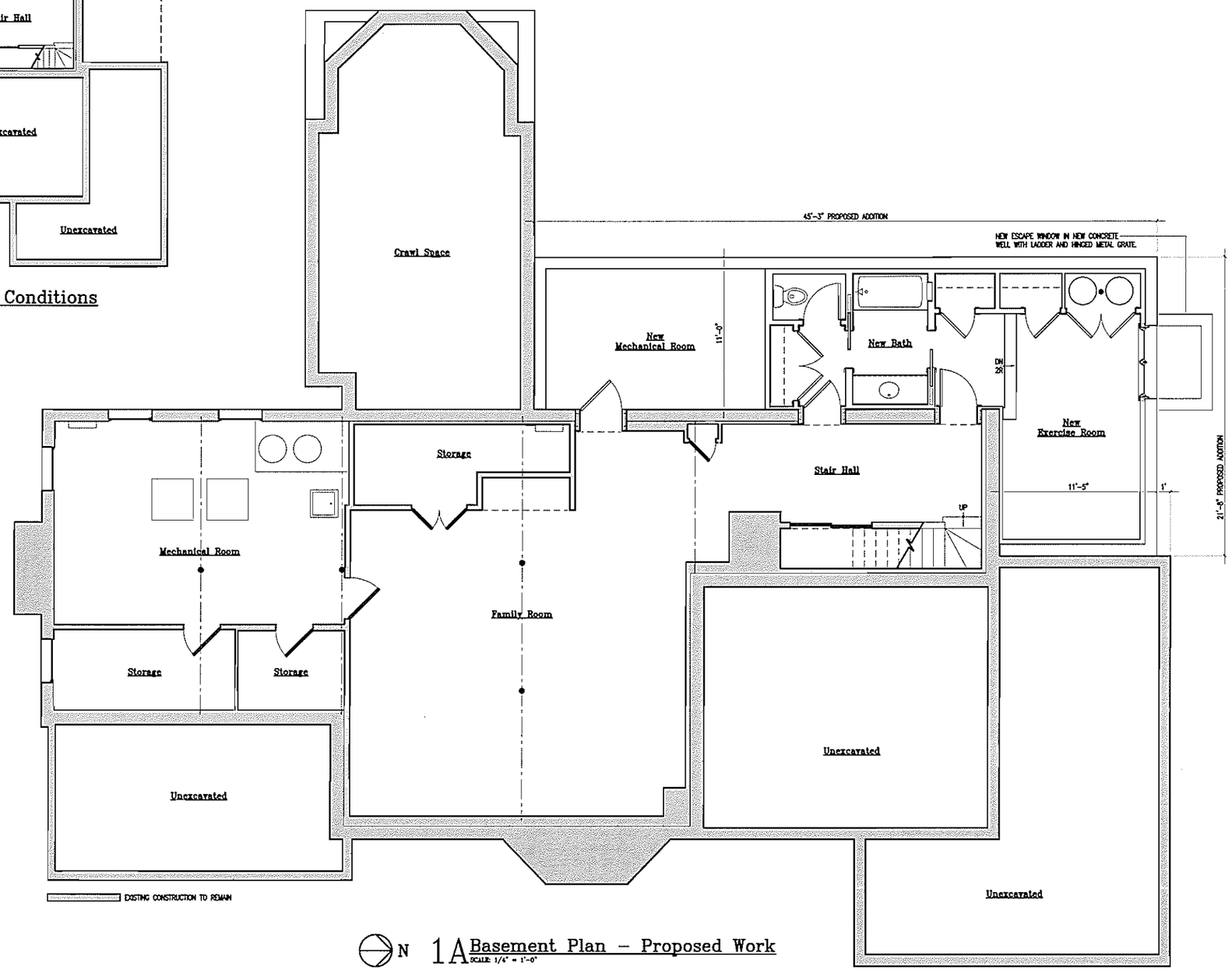
Proposed
Site Plan

drawn:am Job: 1104

sheet:
A0



N 1B Basement Plan – Existing Conditions
SCALE: 1/8" = 1'-0"



N 1A Basement Plan – Proposed Work
SCALE: 1/4" = 1'-0"

Phase:	Date:	Revised:
Preservation		Date:
Review	01 05 2012	
Bid		
Permit		
Construction		

consultant:

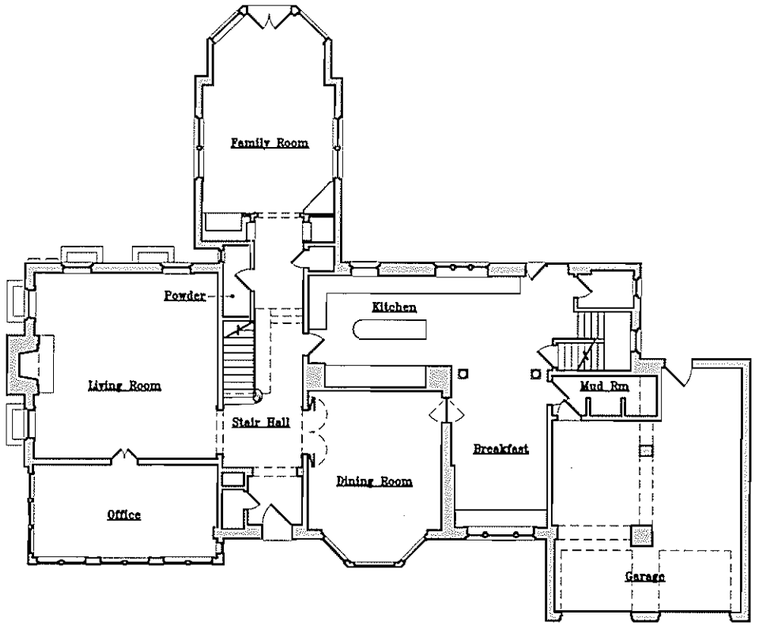
STUART COHEN & JULIE HACKER
ARCHITECTS LLC
1322 Sherman Avenue
Evanston, Illinois 60201 U.S.A. Telephone: 847-328-2500

Chodes Residence
Addition and Remodeling
2320 Linden Avenue
Highland Park, Illinois 60035

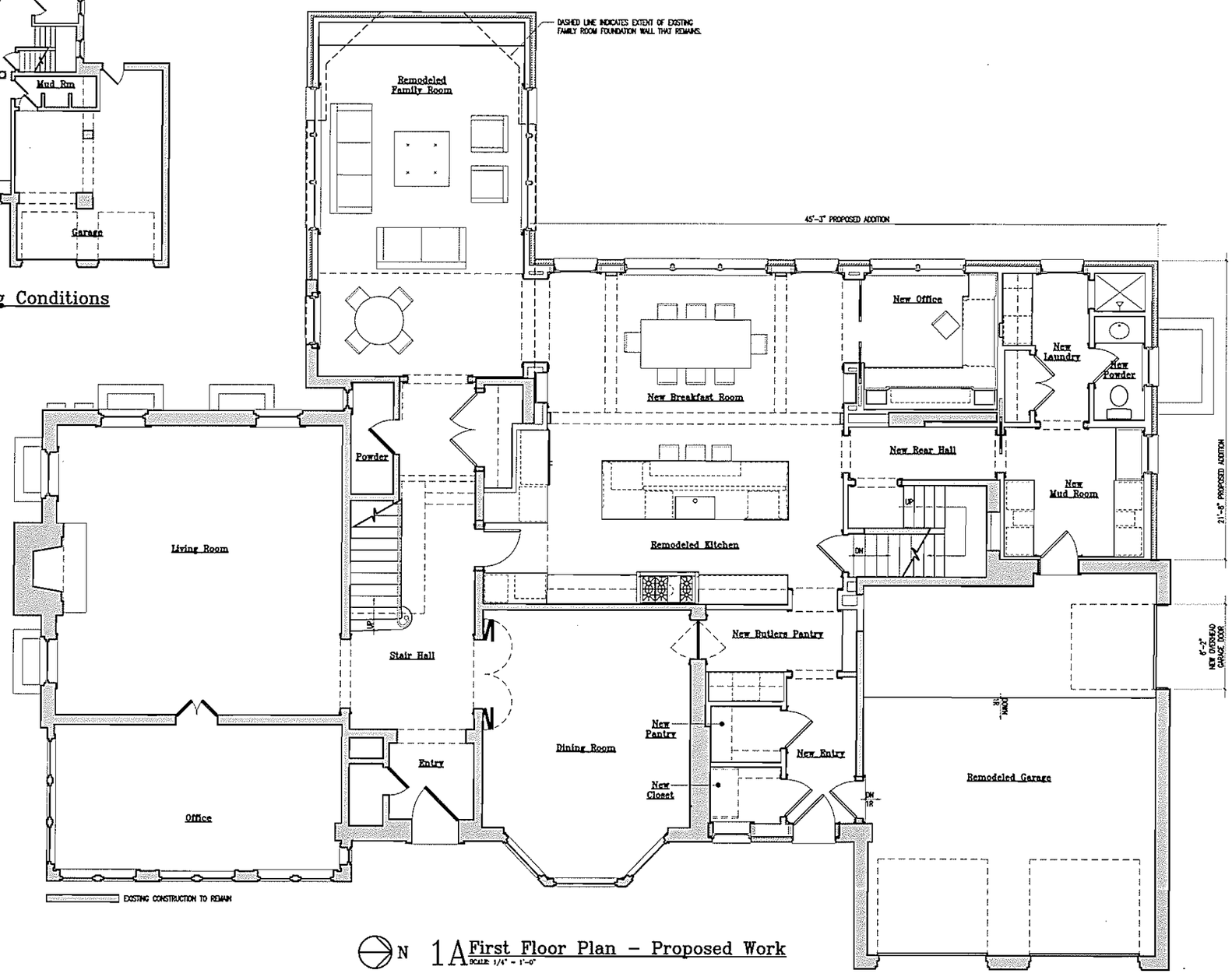
Existing & Proposed Basement Plans

drawn:am Job: 1104

sheet:
A1



N 1B First Floor Plan – Existing Conditions
SCALE: 1/8" = 1'-0"



N 1A First Floor Plan – Proposed Work
SCALE: 1/4" = 1'-0"

Phase:	Date:	Revised: Date:
Pricing		
Review	12 27 2011	
Bid		
Permit		
Construction		

consultant:

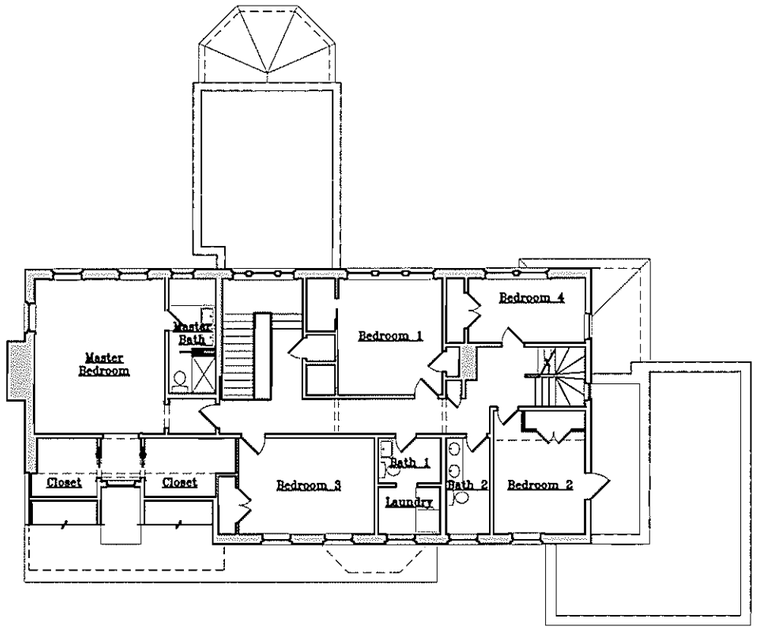
STUART COHEN & JULIE HACKER
ARCHITECTS LLC
1322 Sherman Avenue
Evanston, Illinois 60201 U.S.A. Telephone: 847-328-2500

Chodes Residence
Addition and Remodeling
2320 Linden Avenue
Highland Park, Illinois 60035

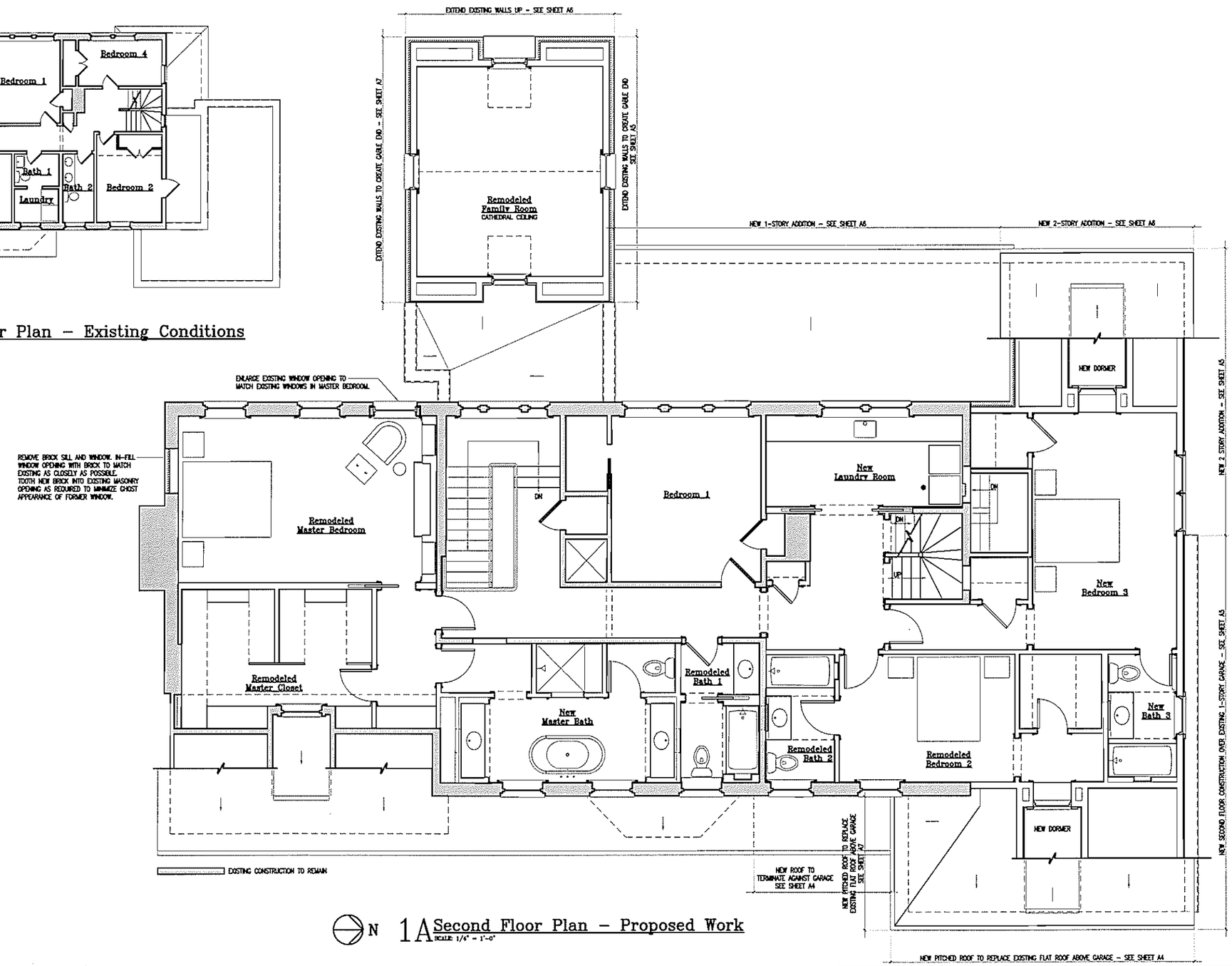
Existing & Proposed
1st Floor Plans

drawn:am Job: 1104

sheet:
A2



N 1B Second Floor Plan – Existing Conditions
SCALE: 1/8" = 1'-0"



N 1A Second Floor Plan – Proposed Work
SCALE: 1/4" = 1'-0"

Phase:	Date:	Revised: Date:
Preservation Review	01 05 2012	
Bid		
Permit		
Construction		

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Existing & Proposed 2nd Floor Plans

drawn:am Job: 1104

sheet: A3

ALL WINDOWS AND DOORS ARE EXISTING TO REMAIN, NO CHANGE – UNLESS NOTED AS "REMOVE"

2 East Exterior Elevation – Existing Conditions
SCALE: 1/4" = 1'-0"

ALL WINDOWS AND DOORS ARE EXISTING TO REMAIN, NO CHANGE – UNLESS NOTED AS "NEW"

1 East Exterior Elevation – Proposed
SCALE: 1/4" = 1'-0"

Phase:	Date:	Revised:
Pricing		Date:
Review	12 27 2011	
Bld		
Permit		
Construction		

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Highland Park, Illinois 60035

Proposed & Existing
East Elevation

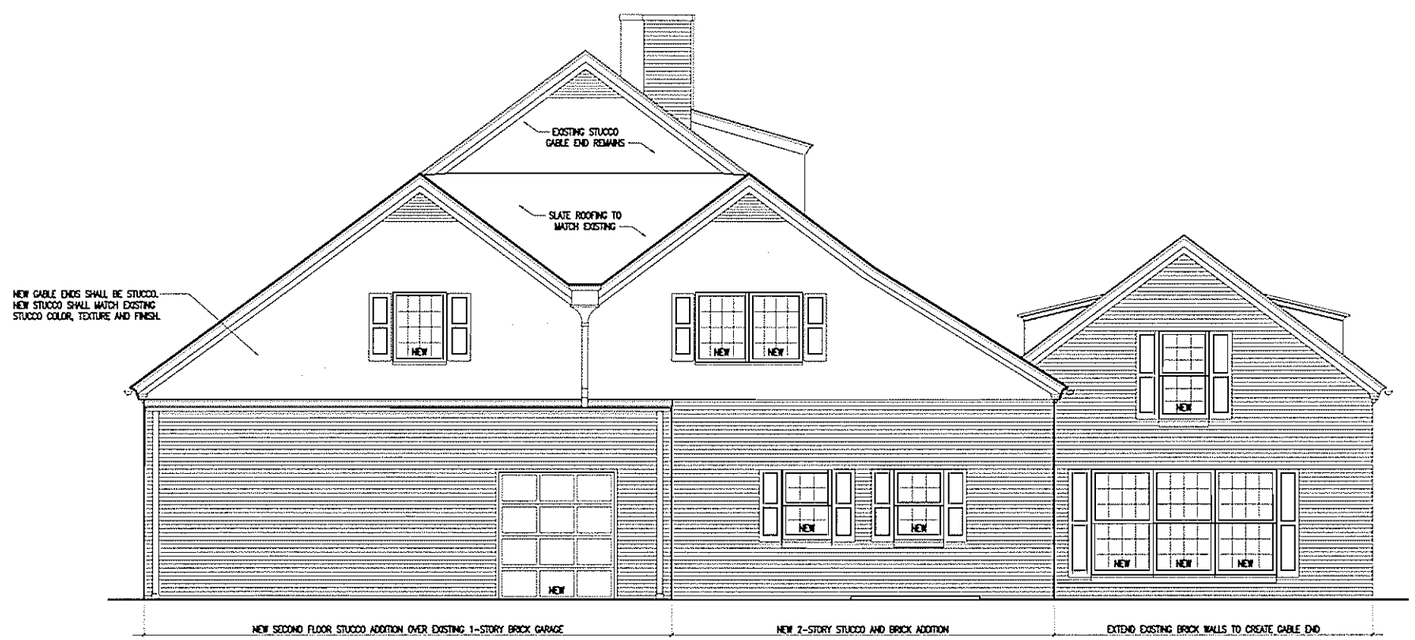
drawn:am Job: 1104

sheet:
A4

ALL WINDOWS AND DOORS ARE EXISTING TO
REMAIN, NO CHANGE – UNLESS NOTED AS "REMOVE"

2 North Exterior Elevation – Existing Conditions

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



ALL WINDOWS AND DOORS ARE EXISTING TO
REMAIN, NO CHANGE – UNLESS NOTED AS "NEW"

1 North Exterior Elevation – Proposed

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

Phase:	Date:	Revised:
Preservation Review	01 05 2012	Date:
Bid		
Permit		
Construction		

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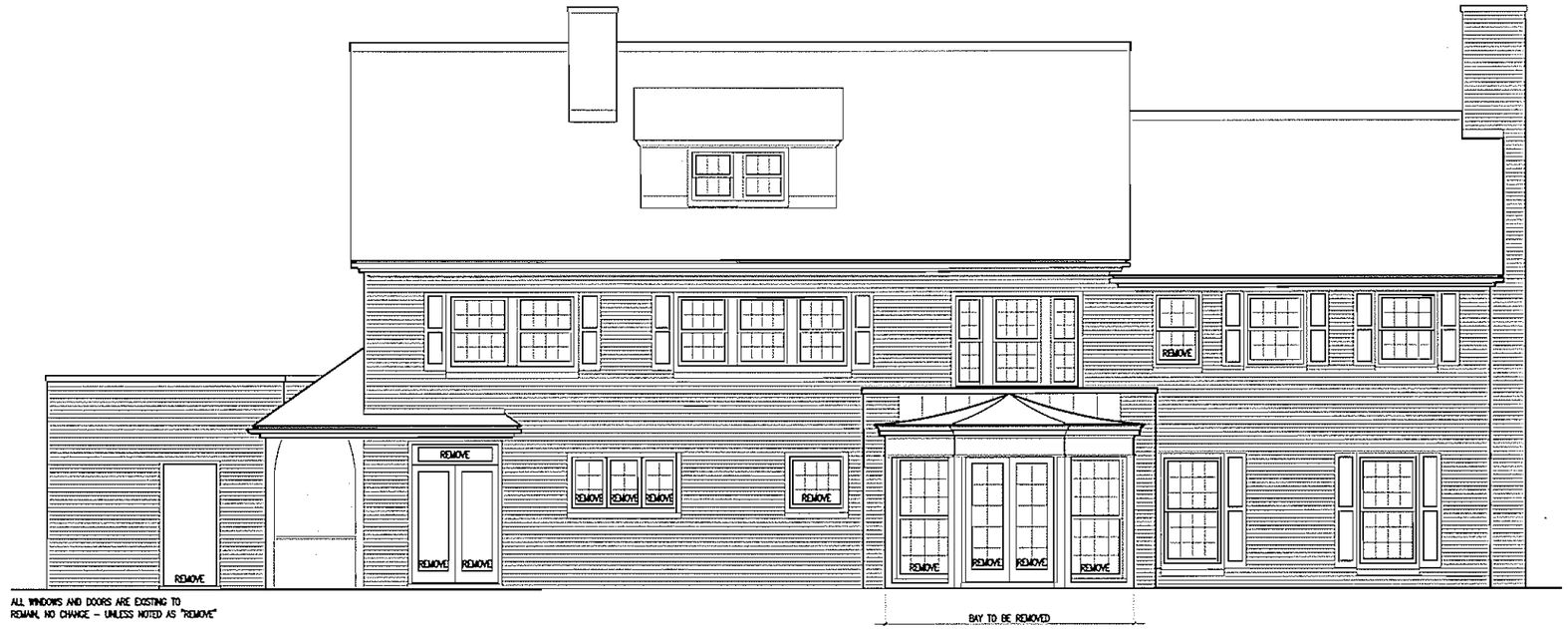
Chodes Residence
Addition and Remodeling
2320 Linden Avenue
Highland Park, Illinois 60035

Proposed & Existing
North Elevation

drawn:am Job: 1104

sheet:
A5



ALL WINDOWS AND DOORS ARE EXISTING TO
REMAIN, NO CHANGE – UNLESS NOTED AS "REMOVE"

2 West Exterior Elevation – Existing Conditions

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

ALL WINDOWS AND DOORS ARE EXISTING TO
REMAIN, NO CHANGE – UNLESS NOTED AS "REMOVE"

1 West Exterior Elevation – Proposed

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

Phase:	Date:	Revised:
Preservation Review	01 05 2012	Date:
Bid		
Permit		
Construction		

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Chodes Residence
Addition and Remodeling
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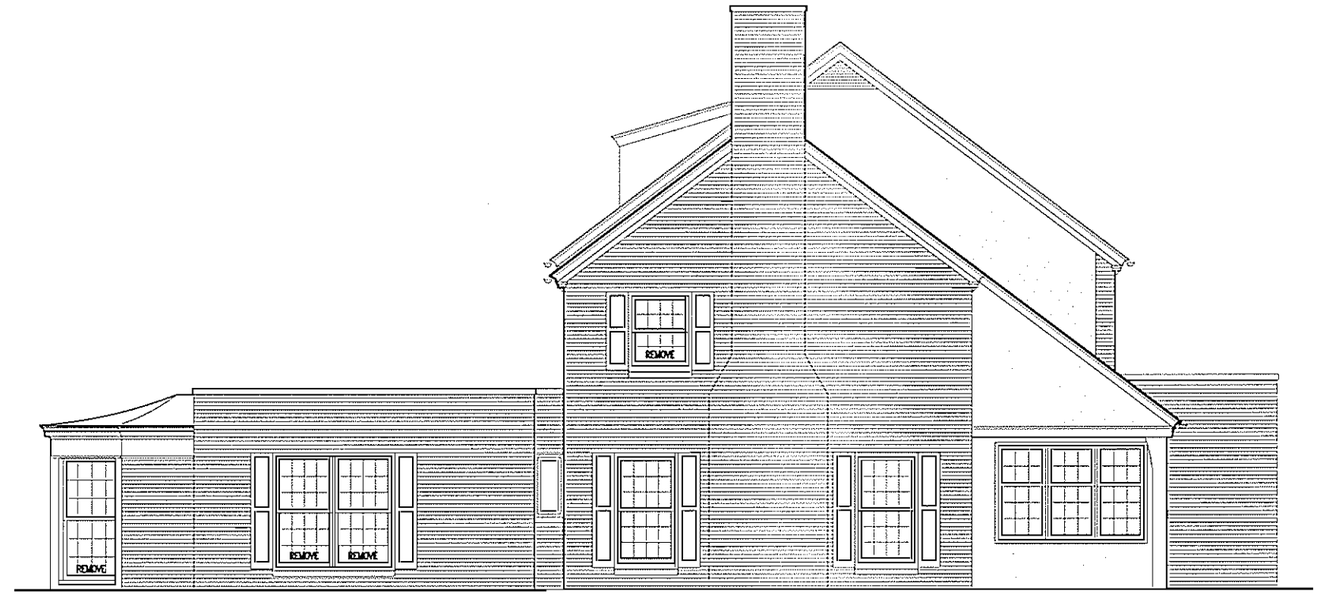
Highland Park, Illinois 60035

Proposed & Existing
West Elevation

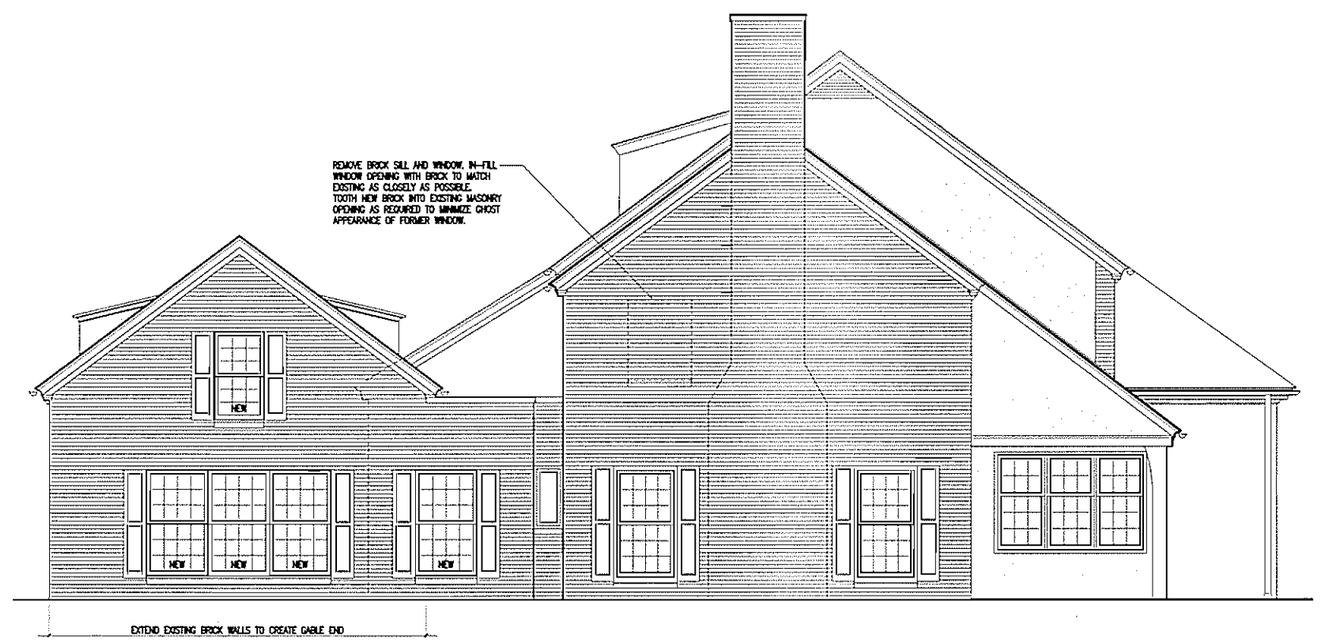
drawn:am Job: 1104

sheet:
A6



ALL WINDOWS AND DOORS ARE EXISTING TO
REMAIN, NO CHANGE – UNLESS NOTED AS "REMOVE"

2 South Exterior Elevation – Existing Conditions
SCALE: 1/4" = 1'-0"



ALL WINDOWS AND DOORS ARE EXISTING TO
REMAIN, NO CHANGE – UNLESS NOTED AS "REMOVE"

1 South Exterior Elevation – Proposed
SCALE: 1/4" = 1'-0"

Phase:	Date:	Revised: Date:
Preservation Review	01 05 2012	
Bid		
Permit		
Construction		

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Chodes Residence
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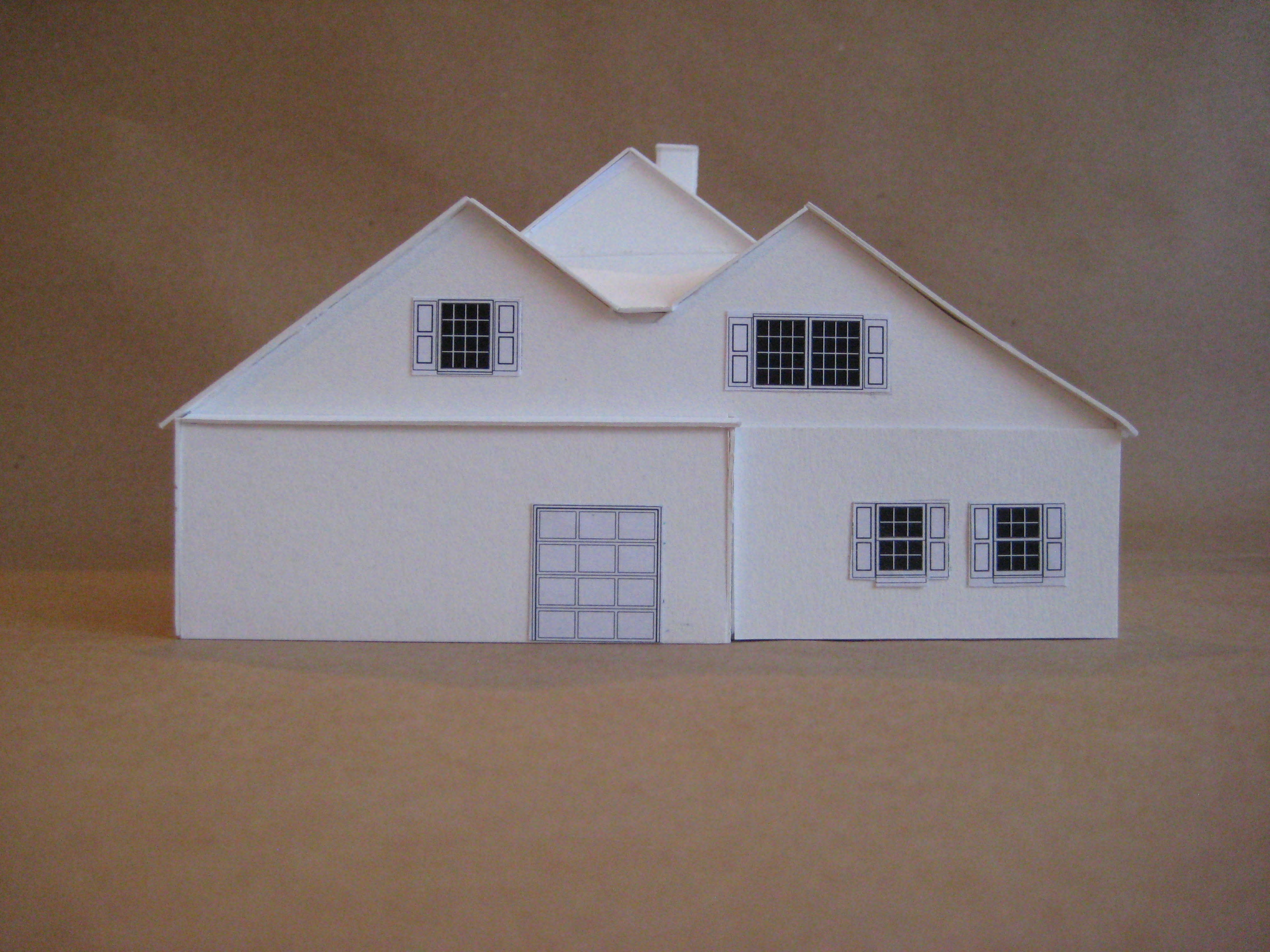
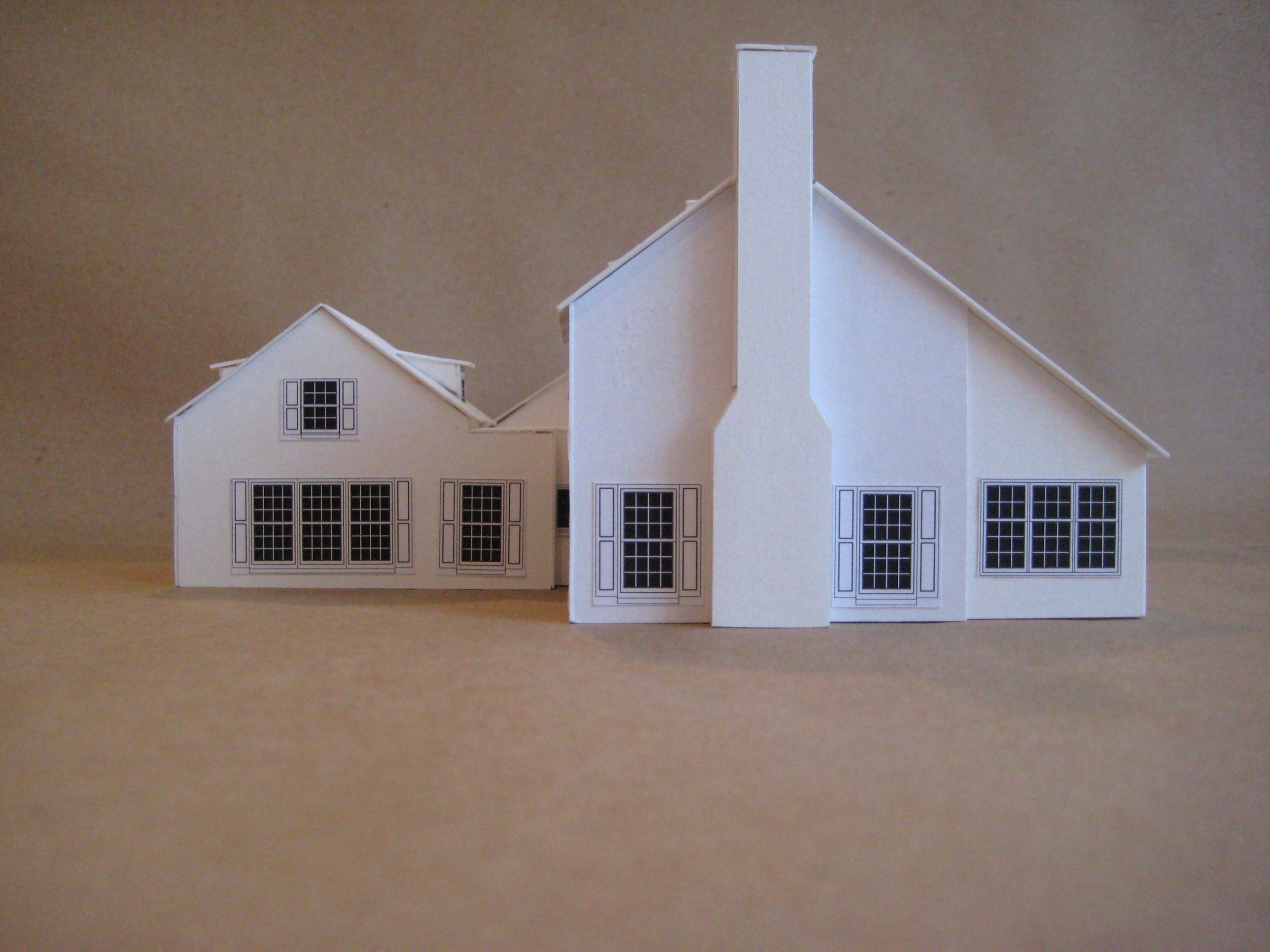
Proposed & Existing
South Elevation

drawn:am Job: 1104

sheet:
A7





2256

MEMORANDUM

Date: February 9, 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)