

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, June 14, 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, June 14, 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. May 10, 2012
- IV. **Scheduled Business**
 - A. Determination of Significance – 1290 Sheridan Road
 - B. Certificate of Appropriateness – 117 Belle Avenue
- V. **Discussion Items**
 - A. Historic Preservation Informational Workshop
 - B. 2013 Work Plan Items
- VI. **Business From the Public**
- VII. **Other Business**
 - A. Next meeting scheduled for July 12, 2012
- VIII. **Adjournment**

**City of Highland Park
Historic Preservation Commission
Minutes of May 10, 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, Becker, Temkin, Rotholz, Bramson (7:35)

Members Absent: Curran

City Staff Present: Cross

City Council Liaison Present: Naftzger

Others Present: Scott and Kritika Storer, Barbara Gifford (1291 Taylor), Gary Brown, Gerard Brown, Sabrina Brown, Jerry Brown, Wilma Korn (434 Marshman)

III. Approval of Minutes

Chairwoman Sogin asked for approval of the minutes of the April 12, 2012 HPC Meeting. Commissioner Fradin made a motion to approve the minutes as submitted. Commissioner Temkin seconded the motion. The motion was approved by a unanimous vote (5-0).

IV. Scheduled Business

A. Determination of Significance – 1291 Taylor Avenue

Staff gave a brief presentation on the house, indicating few records were available in the City's archives with information about the house. Barbara Gifford, a next door neighbor and longtime area resident shared stories about the neighborhood and indicated she was not familiar with the most recent residents of the house. The owners, Scott and Kritika Storer, leave on Hilary Lane and abut the subject property to the north. They indicated the intent was to demolish the old house and use the vacant land as additional living space for their family.

- Motion finding that the property at 1291 Taylor does not satisfy any landmark criteria: Commissioner Rotholz
- Second: Commissioner Fradin
- Vote: 6-0 Motion passes.

B. Certificate of Appropriateness for Demolition – 434 Marshman

Staff gave a brief introduction to the petition, indicating that a demolition is considered a Regulated Activity within the City Code. The house at 434 Marshman is a locally landmarked property, so any Regulated Activity on the property requires a COA review by the HPC.

Commissioner Temkin indicated she understood this may be a Lawrence Buck house, but acknowledged that documentation for this has been difficult to track down. She directed a question at Wilma Korn, Baird & Warner Real Estate Broker, about whether the property had been aggressively marketed toward preservation-minded buyers or within the Preservation community. Ms. Korn indicated it had, but the house did not have sufficient historical provenance or prominent features to attract much historical interest.

Gary Brown spoke about his architectural experience and described the layout of the house, citing the need for extensive interior renovation to make the house marketable. Commissioner Sogin agreed that these were valid concerns, but asked that the discussion be directed toward the petition for a Certificate of Appropriateness.

Jerry Brown indicated his frustration about the denial of the earlier petition to remove the landmark designation from the house, which may have given the house an opportunity to be saved. The resultant need to return with a request to demolish the house is the only avenue the owners have been left to pursue.

- Motion by Commissioner Temkin finding that the petition does not satisfy the standards of a Certificate of Appropriateness as outlined in Chapter 24 of the City Code.
- Second by Commissioner Fradin
- Vote: 6-0 Motion passes.

IV. Discussion Item

The Commission discussed improvements that could be made to the Historical Preservation provisions in Article 24. Staff indicated that a Code Revision Project could be added as a workplan item for 2013 and it would be added to upcoming agendas for continuing discussion.

Staff introduced the idea of a summer HPC workshop for area realtors. The Commission provided staff with helpful feedback and ideas. Staff will refine the concepts for the workshop and present a revised plan at the June HPC meeting.

V. Business from the Public

Fred Putz, 2580 Oak Street, asked to address the Commission with information about the Highland Park Theater. He supports the preservation of the old building and asked if the HPC could lend support to any efforts to save it from destruction or harmful exterior renovations. The Commission indicated that he, as a resident, would be most welcome to submit a nomination to designate the theater as a local landmark. The HPC would accept the nomination and process it. Planning Manager Sloan emphasized that any preservation efforts on the part of the Commission must work in concert with City Council and Mayoral plans for the theater. Chairwoman Sogin indicated she would reach out to Council Liaison Naftzger to make him aware of Fred Putz's visit and the Commission's interest in being involved with the disposition of the Highland Park Theater.

VI. Other Business

VII. Adjournment

Chairwoman Sogin adjourned the meeting at 8:55 pm.

MEMORANDUM

Date: June 14, 2012

To: Historic Preservation Commission

From: Andy Cross, Planner II

Subject: Proposed Demolition of 1260 Sheridan

<i>Address:</i>	1260 Sheridan
<i>Built:</i>	1954
<i>Style:</i>	Colonial Revival
<i>Structure:</i>	Single Family Residence
<i>Owner:</i>	William H. Gallagher
<i>Architect:</i>	William H. Gallagher
<i>Original Cost:</i>	\$38,300
<i>Significant Features:</i>	None identified
<i>Alterations:</i>	<ul style="list-style-type: none"> • Entry alteration
<i>Staff Opinion</i>	Staff recommends that the Commission discuss the structure at 1260 Sheridan Road and how it may satisfy any of the landmark criteria listed below.



A demolition application has been submitted for the house located at 1260 Sheridan Road. The house is a standard mid-century Colonial Revival house that was designed by its owner, William H. Gallagher. The house was given an “NC – Non-Contributing” historical status in the 2001 South Central Area historical survey. The survey also indicates the house is in fair condition, but as the attached photographs indicate, serious neglect over the past several years has resulted in noticeable deterioration. A “Do No Occupy” placard hangs on the front door. The house’s recent history includes an elderly resident who was removed from the house last year and placed into a care facility due to poor conditions inside the house.

The most interesting historical item about the house is its association with the Gallagher family, who were among the earliest settlers of Highland Park. “Pioneer to Commuter”, the detailed book on local history, relates a story about how the first Catholic church in town was located on

the Gallagher farm. “Highland Park: The First One Hundred Years”, another valuable resource on local history, contains the following entry:

“Francis Gallagher came to this area in 1835. The Gallagher farm is the site of the present Bob ‘O Link golf Course. His grandson, John J. Gallagher, was born on that farm in 1876 and was later prominent in the sheet metal business. John Gallagher had three children: Malcolm, William H., and Lily M. Gallagher.”

As the information above indicates, William H. Gallagher, the designer of the house under review for demolition, was the grandson of a very early settler of Highland Park. Julia Johnas researched historical information at the Library. She found out that William Gallagher was born in 1899 and that the 1940 U.S. Census listed his occupation as a carpenter/contractor. He passed away in July, 1989.

The microfilm archive contains architectural plans for the house. The title block indicates they were drawn by William H. Gallagher, but they do not appear to have been stamped or signed by a licensed architect. The house does not appear to have been altered significantly from the original design.

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

Historical Survey Entry

Site Photos

Original 1954 Building Permit



City of HIGHLAND PARK

ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY

STREET #
DIRECTION
STREET
ABB
PIN

LOCAL SIGNIFICANCE RATING
POTENTIAL IND NR? (Y OR N)
Criteria
CONTRIBUTING to a NR district?
(C or NC)
Contributing secondary structure?
(C or NC)
LISTED ON EXISTING SURVEY?
(IHSS, NR, etc.)



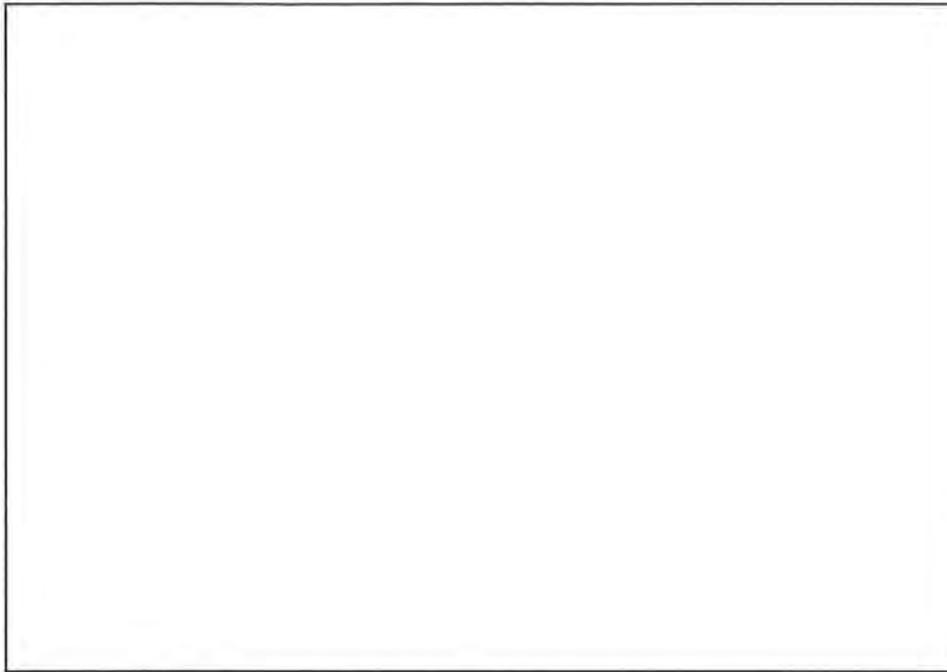
GENERAL INFORMATION

CATEGORY CURRENT FUNCTION
CONDITION HISTORIC FUNCTION
INTEGRITY
SECONDARY STRUCTURE
SECONDARY STRUCTURE 2

ARCHITECTURAL DESCRIPTION

ARCHITECTURAL CLASSIFICATION OVERALL SHAPE OR PLAN
ARCHITECTURAL CLASSIFICATION2
ORIGINAL CONSTRUCTION DATE NO. OF STORIES
DATE SOURCE WINDOW MATERIAL, TYPE(S)
EXTERIOR WALLS (current)
EXTERIOR WALLS (original)
SIGNIFICANT FEATURES

FOUNDATION
ALTERATION(S)



RESEARCH INFORMATION

HIST NAME

COMMON NAME

ARCHITECT

BUILDER

COST

ADDITIONAL INFORMATION:

SURVEY AREA:

AREA

LANDSCAPE FEATURES

PHOTOGRAPHIC INFORMATION:

ROLL NO. FRAME NO.

ROLL NO. FRAME NO.

ROLL NO. FRAME NO.

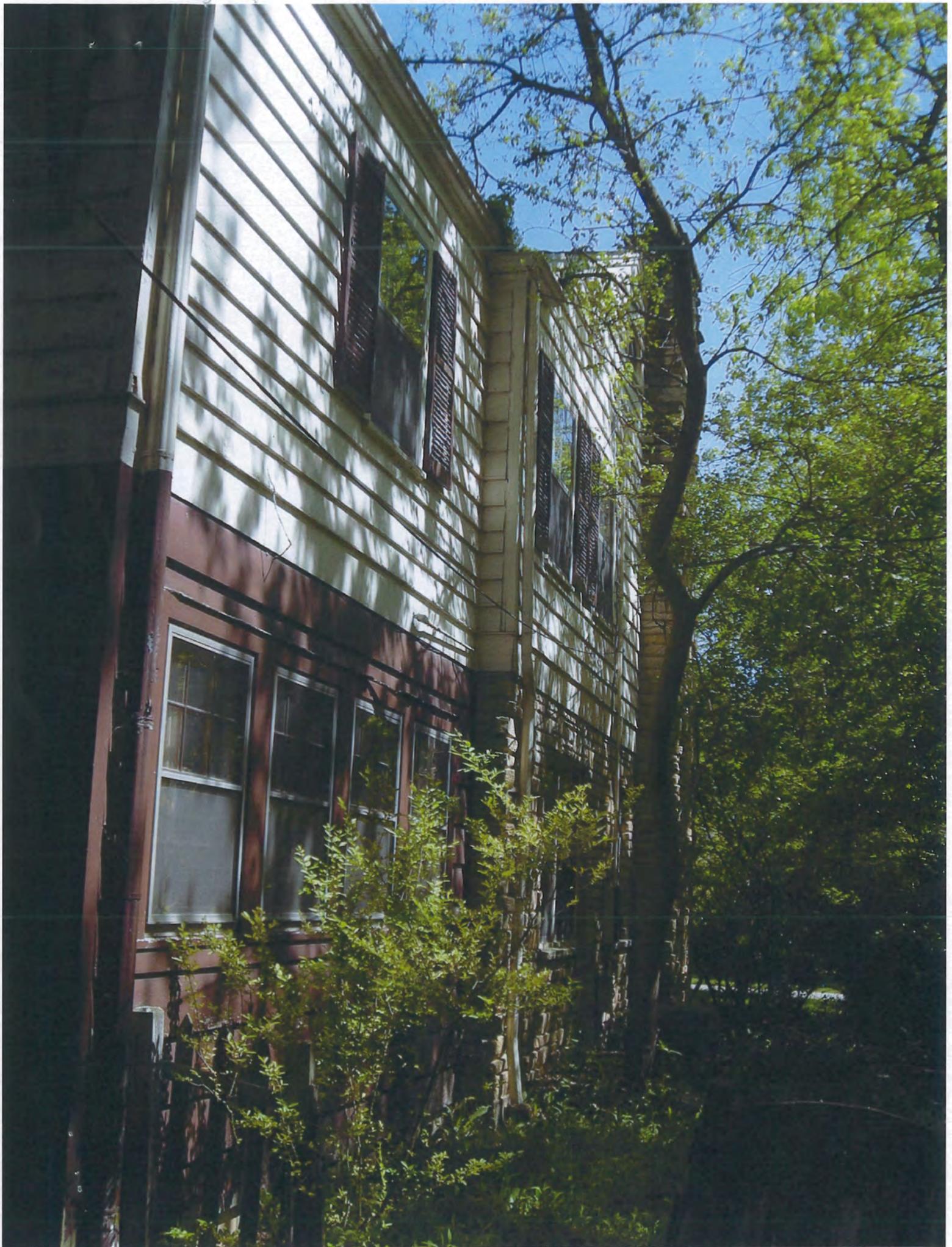
PREPARER

ORGANIZATION

DATE

1260 SHERIDAN RD











Date August 3 1954

Building Permit No. 7836

Inspected by _____ Date _____

For certificate of occupancy

Location of Building — No. 1260 Street Shenandoah

Name of Owner Wm. H. Gallagher

Present Address 2157 St. Johns ave. Phone 212-2911

Type of Construction Brick & stone

Architect _____ Address _____ Phone _____

General Contractor Gallagher Address _____ Phone _____

Permit issued to Wm. H. Gallagher to construct a S. F. D. - Bldg 2 R⁸ WABAG²

building on Lot 4 ^(ex. 14' x 35' ft) Blk. 82 Sub'n. _____

Builder's estimate \$38,304 Permit fee \$128.68 Job Order No. 7611 Amt. \$ 178.68

Location of building on Lot verified _____ 19____ by _____

Sanitary provisions approved by _____

Other Inspections _____

Electrical Contractor H.L. HAMER ELECTRIC Address 735 MCKINLEY ROAD, LAKE FOREST, ILL.

Wiring Permit No. 6083 Issued 3/7/55 No. Fixtures 25

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

Size of main wire _____ Size of branch wire _____ System _____

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

Other Appliances _____

Inspection by _____ Date _____

Plumbing Contractor Murphy & Schwall Address Glencoe ave H.P. 200

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

Work Order No. _____ Storm Tap No. _____

No. Catch Basins 1- No. Lavatories 3- No. Toilets 3-

No. Baths 2 No. Sinks 1- 1-Dishwasher No. Laundry Tubs 1, Tray

No. Shower Baths 2, AT No. Stacks 2, 4"-1-2" Other Items 1, 2, Drain

Inspections H. Saech. 10-21-54.

Downspouts connected to _____ 19 _____ No. _____

Kind of heat _____ Name of Burner _____

Tank and Burner Inspection _____

Driveway Permit No. 1602 Date 5/17 1955 Contractor Wm. H. GALLAGHER

Type _____

*117 Belle Avenue
R.A. Wood House*

Application for an Amendment to a Certificate of Appropriateness

TO:	The Historic Preservation Commission
DATE:	June 14, 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

Earlier this year, the HPC approved a Certificate of Appropriateness for a two-story garage addition, new windows, and other improvements to 117 Belle Avenue. The applicant, Bob Shrago, indicated that a design for a new front door had not been decided upon and asked to appear at a future meeting of the Commission to present a design for approval. The Commission approved the Certificate of Appropriateness for the garage addition with a condition noting a front door was not part of the approval at that time.

A new front door design has been decided upon and the home owner, Randi Elowe, and Mr. Shrago have submitted the design to the HPC for approval. As the applicant states in the attached narrative, the style of the new door is consistent with the existing door, with the exception of a large single pane of beveled glass. This new design contrasts with the woodwork on the window of the existing door.

EXISTING CONDITIONS

The improvements approved by the HPC in January and February of this year are nearly complete. The construction of the garage addition is done, with the exception of some windows and work on the entryway. The new window arrangements are complete and finishing touches are being added. Photographs of the house showing the progress of the renovation are included in the attachments to this memo.

The old door is still on the house and is shown in the photograph in Figure 1 on the following page. The applicant and the Commission discussed the door at previous meetings, noting that it was aged and in need of refinishing or replacement.



Figure 1: Existing Door

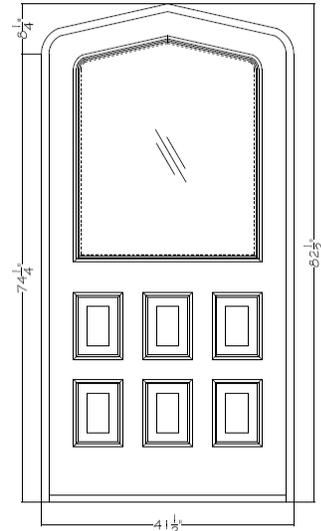


Figure 2: Proposed Door

The design of the new door reflects the unique sloped top of the existing design, but increases the size of the window. By removing the woodwork in the window as well, the visibility through the door to the front step is significantly improved. The beveled squares below the window will remain on the new door design, but are reduced from a 3x3 pattern to a 3x2.

The petitioner has indicated that the new door will be mahogany, which is a change from the existing oak. The door will be stained to match the color of the garage doors on the new addition.



Figure 3: New Garage Doors

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.

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 door design for 117 Belle per the Certificate of Appropriateness Standards in Article 24, "Historic Preservation."

ATTACHMENTS

- Applicant Narrative
- Proposed Door Design
- As-Approved Elevations for 117 Belle Alterations
- Photographs of Existing Conditions

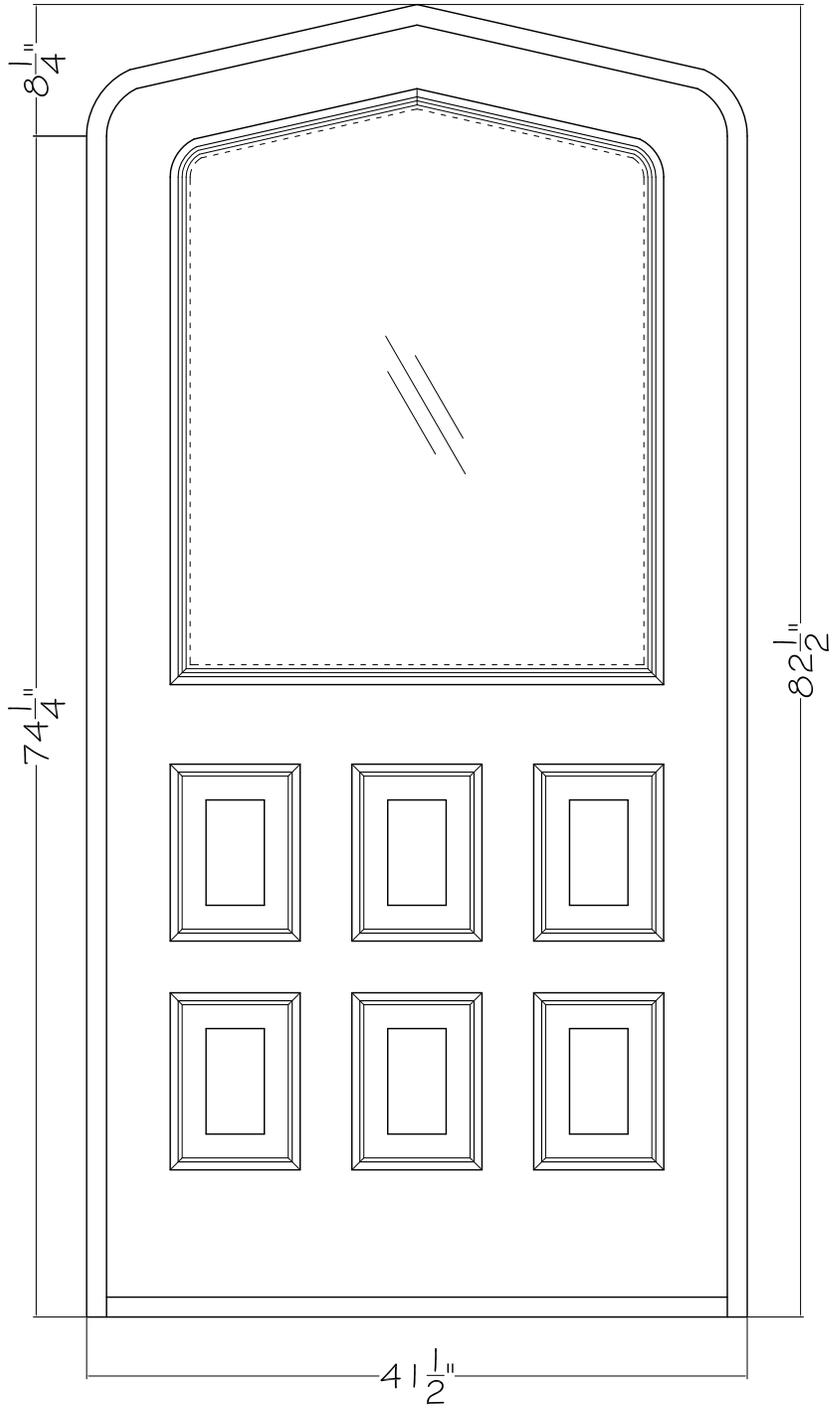
TO: Historic Preservation Committee:

We have finally selected a style on the front door. We decided to keep with the original style of the door that we are replacing. The exception will be the single pane of beveled glass. The door proposed will be Mahogany. Original is Oak. We will stain it dark same as garage doors that are presently installed. The house is moving quickly to completion. We finally had some time to focus on this critical piece of the renovation.

Robert Shrago
Shrago Design & Build

shragodesign.com

847-561-5273





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"

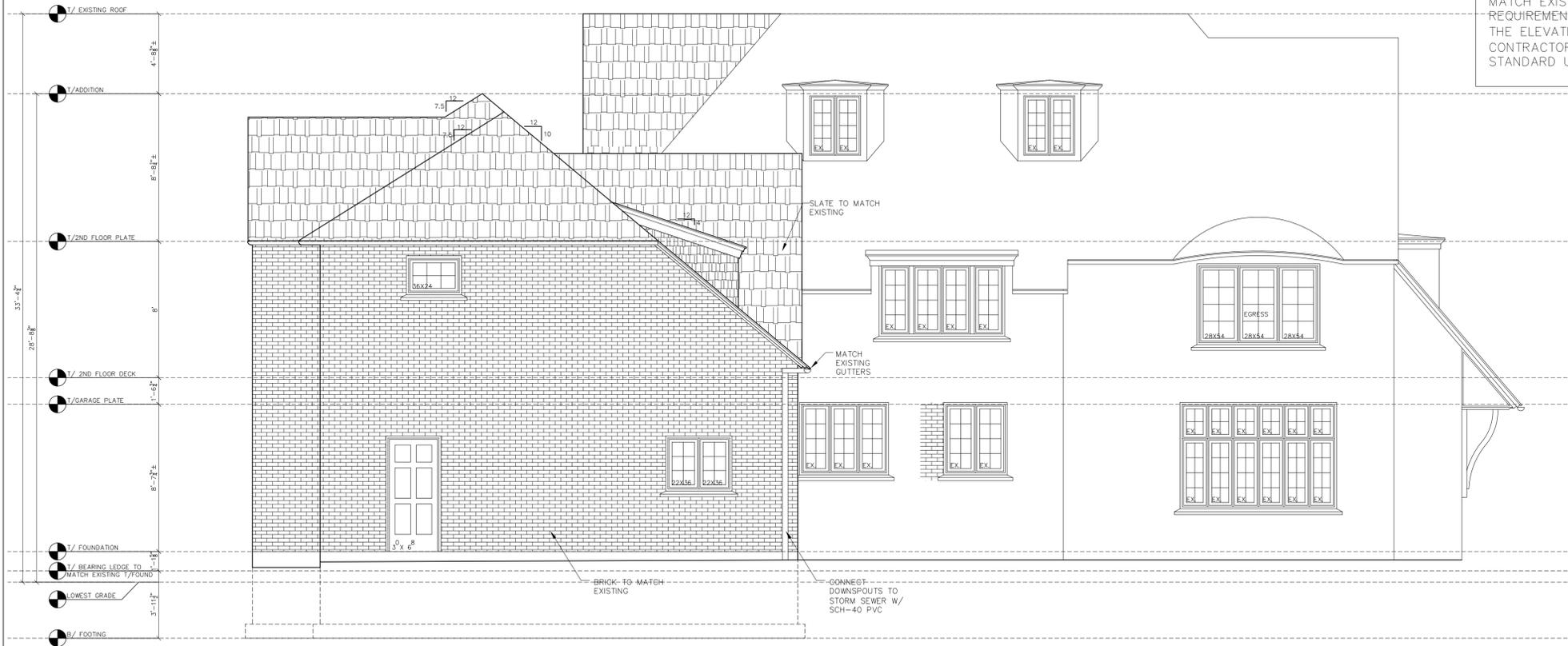
REVISION DATE:

12.15.11
1.24.12
2.9.12



01 NORTH (REAR) ELEVATION
SCALE: 1/4"=1'-0"

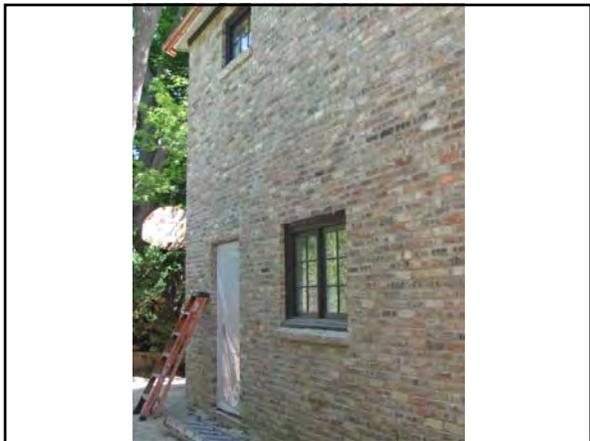
WINDOW NOTE:
ALL EXISTING WINDOWS TO BE REMOVED & REPLACED. ALL UNITS TO BE FIELD MEASURED BY MANUFACTURER PRIOR TO ORDERING. ALL NEW WINDOWS TO BE WOOD IN A COLOR AND STYLE TO MATCH EXISTING UNITS. WINDOWS MARKED "EGRESS" ON PLAN SHALL MEET ALL THE EGRESS REQUIREMENTS NOTED IN THE CONSTRUCTION NOTES 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.

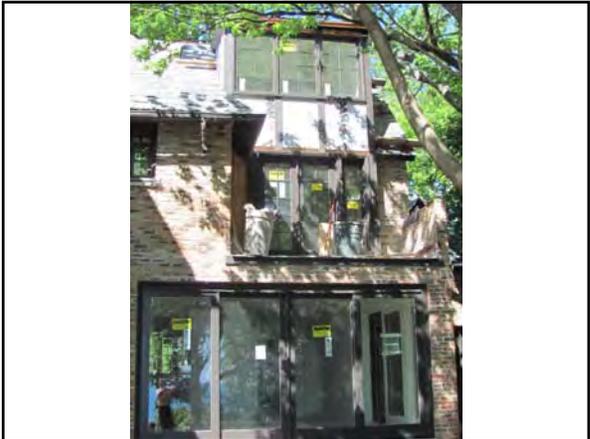
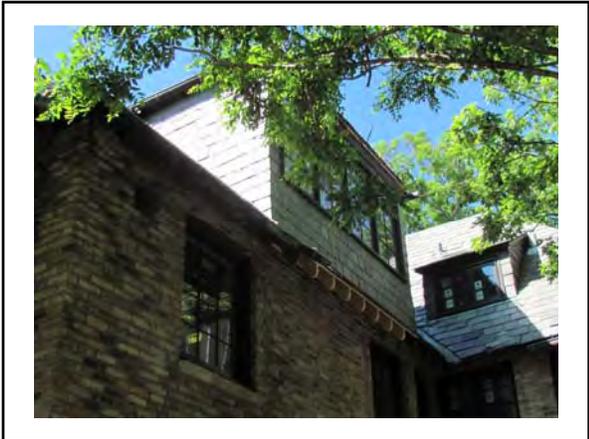


02 WEST (RIGHT SIDE) ELEVATION
SCALE: 1/4"=1'-0"

REVISION DATE:

12.15.11
1.24.12
2.9.12







Memorandum

To: Historic Preservation Commission
From: Andy Cross, Planner II
Date: June 14, 2012
Re: Historic Preservation Informational Workshop

Planning continues for an upcoming Historic Preservation Informational Workshop. At the previous meeting, the Commission provided recommendations for content, as well as contacts within the real estate community in Highland Park. Efforts are underway to create content for the workshop and to reach out to members in real estate to gauge interest and availability.

Examples of proposed content will be available at the HPC meeting on June 14th.



Memorandum

To: Design Review Commission
From: Andy Cross, DRC Staff Liaison
Date: June 14, 2012
Re: 2013 Work Plan Discussion

The HPC's work plan establishes tasks and specific projects that the Commission will undertake over the next 12 months. The plan is drafted in July and is effective through the following year. It is intended to provide the City Council with a clear concept of the duties and project-oriented work that the Commission is assigned to complete.

Discussion at the previous HPC meeting in May, 2012 indicated there is interested in updating parts of Chapter 24 of the City Code, "Historic Preservation." This is the section of the Code that authorizes the Historic Preservation Commission to establish local landmarks and historic districts, as well as approve Certificates of Appropriateness for regulated structures.

Section 170.040 of the Code regulates the demolition of dwellings. This is the language that authorizes the HPC to review single-family structures for historical significance before they are demolished, as well as enact demolition delays. If the Commission is interested in reviewing this section or Article 24 of the City Code for potential updates, then adding that project to the HPC 2013 Work Plan may be an appropriate course of action.

Recommended Action

The Commission is asked to discuss potential 2013 Work Plan items. These could include the following:

- Review Chapter 24, "Historic Preservation" for potential revisions or updates.
- Review Section 170.040, "Demolition of Dwellings" for revisions or updates related to historical review of single-family houses prior to demolition.

Attachments

- 2012 HPC Work Plan

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 advise the City Council on the designations of such properties, structures, or areas as either Landmarks or Historical Districts. In addition, 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	\$450
Membership Dues	\$395
Advertising	\$100
Education & Training	\$250
Supplies - Books & Periodicals	\$300
Business Expenses	\$700
	\$0
	\$0
	\$0

CY2012 TOTAL REQUEST: \$2,695
CY2011 BUDGET: \$2,945

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

