

PUBLIC NOTICE

In accordance with the statutes of the State of Illinois and the ordinances of the City of Highland Park, a *Regular Meeting* of the **Historic Preservation Commission** of the City of Highland Park is scheduled to be held at the hour of 7:30 p.m., Thursday, October 11, 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, October 11, 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. September 13, 2012
- IV. **Scheduled Business**
 - A. Determination of Significance
 - 1. 174 Hazel– Continued
 - 2. 1180 Taylor Avenue
 - 3. 1482 McDaniels Avenue
 - B. Certificate of Appropriateness – 120 Belle Avenue
- V. **Discussion Items**
 - A. 2013 Work Plan Items
 - B. Preservation Awards – Ceremony Date
- VI. **Business From the Public**
- VII. **Other Business**
 - A. Next meeting scheduled for November 8, 2012
- VIII. **Adjournment**

**City of Highland Park
Historic Preservation Commission
Minutes of September 13, 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, Becker, Temkin, Fradin, Curran, Bramson

Members Absent: Rotholz

City Staff Present: Cross, Sloan, Chodzen (Student Representative)

Ex-Officio Members Present: Leah Axelrod

Others Present: Cal Bernstein (66 Hazel), Claire & Juan Montenegro, Steve Korol (1202 Lincoln), Scott Goldstein, Jean Goldstein, Matt Pollack (174 Hazel), Mark Fettner (1695 Cloverdale)

III. Approval of Minutes

Vice Chair Fradin requested that his comment regarding economic hardship be amended and offered a correction. Commissioner Temkin made a motion to approve the minutes as amended by Commissioner Fradin. Commissioner Curran seconded the motion. The motion was approved by a unanimous vote (6-0).

IV. Scheduled Business

A. Determination of Significance – 1202 Lincoln Avenue - *Continued*

Property owner Steve Korol described marketing efforts that had been undertaken since the previous HPC meeting.

Commissioner Becker recognized the additional research and information on the architect of the house, but indicated that it did not convince her that Landmark Standard #5 was satisfied. Chairwoman Sogin described courses of action the Commission might consider pursuing in regard to this petition. These included maintaining an open line of interest in the architect of the house in case any future owner would wish to consider landmarking the house. This could be accomplished by simply not discussing landmark standard #5 at this point and allowing the dialogue to be re-examined in the future if needed.

The Commission did not make a motion regarding Landmark Standard #5.

B. Determination of Significance – 66 Hazel Avenue

Staff discussed research on the house and the architect. Cal Bernstein, representing the owners of the subject property, also discussed the architect and his body of work in Highland Park. Commissioner Becker indicated the house was attributed to the architect Newhouse, but was not a significant house within his body of work in Highland Park.

Ex-Officio member Axelrod reiterated the mission of the HPC, which is to help preserve houses in the City. She asked if the Commission was interested in requiring proof of additional sales and marketing efforts for the house over a specific period.

Mr. Bernstein indicated that efforts had been made to reuse the house, but its deteriorated condition made this unfeasible. He also indicated that a six-month delay would not result in the preservation of the house, as the owner indicated a willingness to wait out a 180-day delay period.

Commissioner Temkin asked if anyone felt landmark standard #3 might could be satisfied by the structure. Chairwoman Sogin indicated she did not feel that it could.

- Motion finding the structure at 66 Hazel satisfies landmark standard #5: Commissioner Curran
- Second: Commissioner Becker
- Vote: 5-1 Motion passes. (Fradin voting nay)

- Motion terminating the demolition delay on 66 Hazel based on the finding that further delay will not result in the avoidance of the necessity to demolish the house: Commissioner Becker
- Second: Commissioner Curran
- Vote: 6-0 Motion passes

C. Determination of Significance – 174 Hazel

Staff presented research and historical findings about the house at 174 Hazel. The contract purchaser, Scott Goldstein, submitted exhibits detailing additional research on the architectural history of the house. Mr. Goldstein indicated the information does not provide clear evidence of what contributions William Mann made to the house.

The Commission discussed the landmark standards as they related to the house. Chairwoman Sogin asked the Commission if they felt it was a clear example of a particular style, which would satisfy standard #4. The Commission discussed various styles visible in the structure, noting that it embodied “overall elements of design” more than a specific architectural style, which would meet Standard 6. Commissioner Becker indicated that the house might embody various details, but the whole design package may not be complete. She felt that the house did not satisfy Standard 6 for the purposes of historic preservation.

- Motion finding that the house at 174 Hazel does not satisfy any landmark standards: Commissioner Becker
- Second: Commissioner Fradin
- Vote: 3-3 Motion fails (Temkin, Sogin, Bramson voting Nay)

The Commission discussed individual criteria in more detail. Commissioner Bramson noted it was been established that Mann’s 1930 addition on the house cost \$20,000, which was a significant investment at the time. Chairwoman Sogin indicated she felt this was sufficient to associate Mann with the house, even though he has not been shown to have designed the original house.

Scott Goldstein noted that no plans or drawings exist showing what Mann did on the house; the old building permits only verify that it cost \$20,000. Commissioner Curran agreed, indicating it would be very helpful to know exactly what Mann did and what impact his work had on the house.

Commissioner Sogin asked the Commission to discuss Standard #6. Commissioner Curran felt that the presence of several different architectural styles on the house precluded it from satisfying this standard. Commissioner Temkin indicated she did not agree, noting the quality of the various styles was evident on the house.

Commissioner Sogin recommended that, given the 3-3 deadlock vote, the Commission might consider continuing this petition to the next meeting to allow for consideration by all seven members of the HPC.

- Motion to continue the discussion on the historic significance of 174 Hazel to the next meeting: Commissioner Fradin
- Second: Commissioner Temkin
- Vote: 6-0 Motion carries

D. Determination of Significance – 1695 Cloverdale Road

Staff presented historical information about the house. Applicant Mark Fettner was present to represent the application. He indicated the house underwent foreclosure proceedings and has been vacant for the past 4-5 years. This had resulted in visible neglect on the exterior and water damage inside the house. Staff indicated the architect, Michael Kohn, was a Highland Park resident and had designed a second International Style house in town that was still standing.

Chairwoman Sogin asked the Commission if anyone felt the structure satisfied Landmark Standard 5 based on the association with Michael Kohn. No Commissioners indicated support for this idea.

Commissioner Becker explained how the house represented a good example of the Contemporary Style and suggested it may meet Landmark Standard #4 based on the massing, window design, materials, and siding.

- Motion finding that the structure at 1695 Cloverdale Road satisfies landmark standards #4: Commissioner Becker
- Second: Commissioner Fradin
- Vote: 6-0 Motion carries

Chairwoman Sogin indicated she would entertain a motion to terminate the 180-day demolition delay on the property enacted because it satisfied one or more landmark standards.

- Motion terminating the demolition delay on 1695 Cloverdale based on the finding that further delay will not result in the avoidance of the necessity to demolish the house: Commissioner Temkin
- Second: Commissioner Fradin
- Vote: 6-0 Motion carries

IV. Discussion Items

- 1) **2013 Work Plan:**

- a. The Commission indicated support for developing another Famous Architects Program to build off the success of the Van Bergen appreciation program currently in full swing. Seyfarth was suggested as a possible candidate. The Commission requested that the funds available to the Commission for the program be increased from \$2,000 to \$5,000.
- b. Support was expressed for the development of policy initiatives related to proactive enforcement and protection of vacant or abandoned houses that have historical significance. Staff discussed how current regulations are typically nuisance-related and not preservation-related. The Commission suggested it would be very helpful to present the issues and difficulties related to neglected properties to the City Council. Planning Manager Sloan indicated that the City's Corporation Counsel may already have examples of policies and code language used by other communities to preserve historic buildings that may be facing neglect.
- c. Preservation Awards: The Commission suggested several names of people who could make good candidates for serving on the jury for the 2013 Preservation Awards.

V. Business from the Public

VI. Other Business

VII. Adjournment

Chairwoman Sogin adjourned the meeting at 9:55 pm.

Historic Preservation Commission

174 Hazel Avenue Demolition Review

To: Historic Preservation Commission
 From: Andy Cross, Planner II
 Date: 9/13/12

<i>Year Built:</i>	c. 1920
<i>Style:</i>	French Eclectic / Mediterranean
<i>Structure:</i>	Single Family Residence
<i>Size:</i>	6,216 Square Feet
<i>Original Owner:</i>	James Martin
<i>Architect:</i>	William Mann (unconfirmed)
<i>Current Assessed Value:</i>	\$704,871
<i>Significant Features:</i>	<ul style="list-style-type: none"> Projecting front entry bay with a stone surround and circular window in the gable
<i>Alterations:</i>	<ul style="list-style-type: none"> Addition (1925) Renovation & Stucco cladding – William Mann (1930) Many replacement windows with aluminum casements & fixed shutters In-ground pool (1970)
<i>Staff Opinion:</i>	Staff recommends that the Commission discuss the structure at 174 Hazel Avenue and how it may satisfy any of the landmark criteria listed below.



A demolition application has been submitted for the house at 174 Hazel Avenue. Lake County records indicate the house was built around 1911, but research has not been able to confirm this through City records. Building permit archives do not contain any records for the original construction, so the date, architect, and original cost are not known. The City’s architectural surveys credit the house to William Mann, but this may be because he designed a major renovation and additions in 1930.

Historic Preservation Commission

Building permit documents confirm that Mann did the design work for the 1930 alterations. There are no plans for alterations, but the permit application lists the cost of work at \$20,000. Permits in later years reveal a pool added in 1970, followed by a fence, new driveway, and lawn sprinklers in the later decades.

“Legacy of Grandeur” 1995 House Tour

The Highland Park Historical Society sponsored a tour of five historic homes in 1995 and 174 Hazel was among them. The tour, called *Legacy of Grandeur*, had a brochure with research about the house and its modifications. The page featuring the house is shown to the right in **Figure 1**.

The brochure notes in closing that the house is located in the “Highland Park Historic District.” 174 Hazel is very near to the Hazel Avenue/Prospect Avenue National Historic District, but is not a part of it.

James Martin

James Martin was the owner of the house when William Mann did the \$20,000 renovation in 1930. Ex-Officio HPC Member Julia Johnas was helpful in locating biographical information about Mr. Martin. According to the 1931 *Who’s Who* book, Martin was born in Boston in 1878 and was involved in banking by the turn of the century. He moved to Chicago in 1910 to open a branch of Estabrook & Company bankers. He continued in investment banking with a variety of firms over the years and belonged to several social and country clubs in the area. James Martin passed away in 1954.

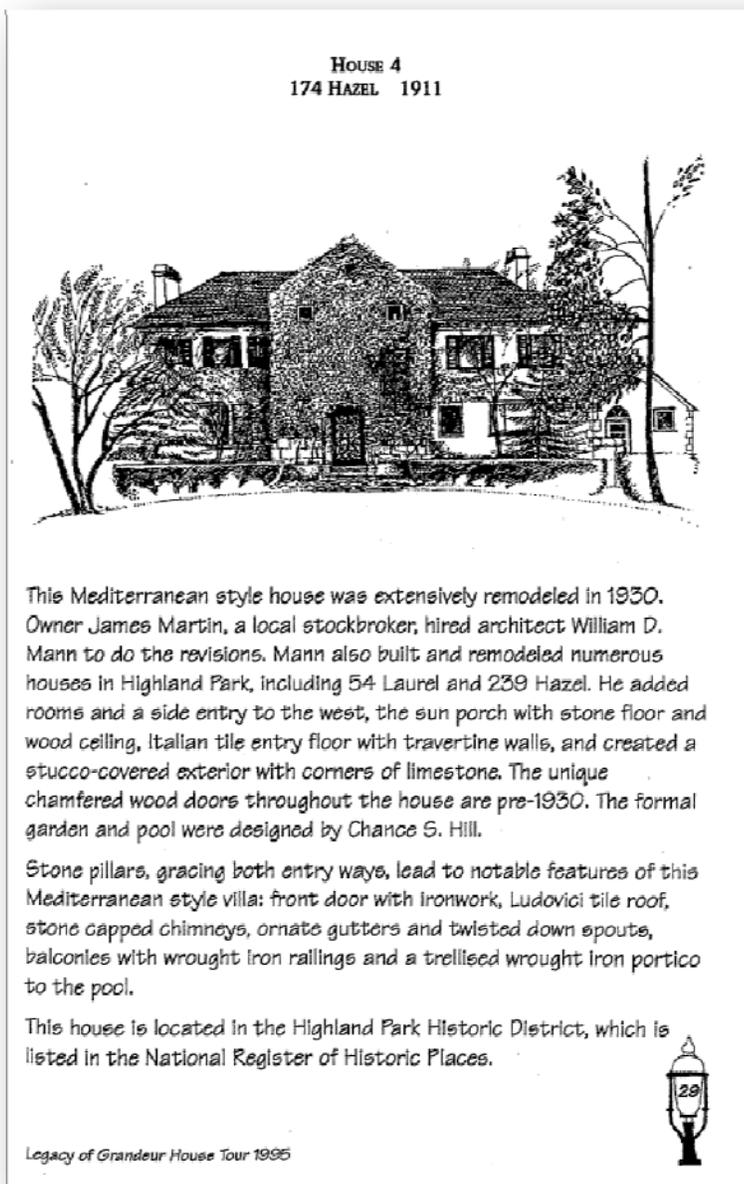


Figure 1: Page from *Legends of Grandeur* brochure

Historic Preservation Commission

William Mann

William D. Mann is considered a significant local architect. The 1999 Central East architectural survey contains the following biographical information about him: “William David Mann (1871-1947) was a local Highland Park architect who specialized in the field of domestic architecture. He designed hundreds of homes, many large and important, over a period of forty years. Among them are the Tudor Revival Robert E. Wood House at 54 Laurel Avenue and the French Eclectic house at 174 Hazel Avenue.”

A write-up on another Mann house, a 1938 French Revival house at 1144 Green Bay Road, contained the following information: Mann was responsible for designing a large number of country houses. His July 3, 1944 obituary in the Highland Park News stated that “during his 40 years in the architectural field, Mr. Mann designed some 500 homes throughout the country, many of which are palatial North Shore residence.” Several of his designs were published in the early architectural journals. Mann was trained as an engineer at Purdue University and during the last 30 years of his life he maintained an office in Highland Park as well as Chicago. He died in his Highland Park home at 218 Sheridan Road at age 74.

William Mann designed the Highland Park Theater, formerly known as the Alcyon Theater, on Central Avenue, and is associated with the following houses on the Local Landmark database:

- 117 Belle
- 151 Belle (Mann Addition)
- 1144 Green Bay Road
- 185 Hazel
- 239 Hazel (Nat’l Register only)
- 54 Laurel (Senior Center)
- 2290 Linden Avenue
- 112 Maple
- 224 Park Avenue (Nat’l Register only)

French Eclectic Style

The City’s architectural surveys include the following description of the French Eclectic Style:

Although never as popular as Colonial or Tudor Revival, there are a number of fine French Eclectic homes in Highland Park. The style was fashionable in the 1920s, when many Americans who had served in France during World War I returned with first hand familiarity with French prototypes. In addition, numerous American architects who designed these homes had received training at the Ecole des Beaux Arts and came back to America ready to apply what they had learned. The 1920’s were a time when a number of photographic studies of modest French homes were published, both in architectural journals and popular magazines, providing architects and builders with many models to draw from.

Stylistic features that characterize French Eclectic architecture include stucco or brick masonry walls and tall steeply pitched hipped or mansard roofs. The mansard

Historic Preservation Commission

roof, built throughout Paris during the mid-19th century, is designed with a steep double pitch to allow for an extra full floor of living area.

There are two sub-types of French Eclectic architecture. The first is usually rectangular and symmetrical. In this type, the massive roof with its ridge paralleling the front of the house dominates, and the front and rear facades are symmetrical with a center entry. Frequently, wings are added to the sides of the main block. French classical manor houses provide the prototype. The second, more common, sub-type is asymmetrical, usually L-shaped in plan, with an off-center doorway frequently located in the corner in a prominent cylindrical tower topped by a steep conical roof. Sometimes these homes, patterned after rural Norman farm houses, contain half timbering.

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.

Historic Preservation Commission

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)

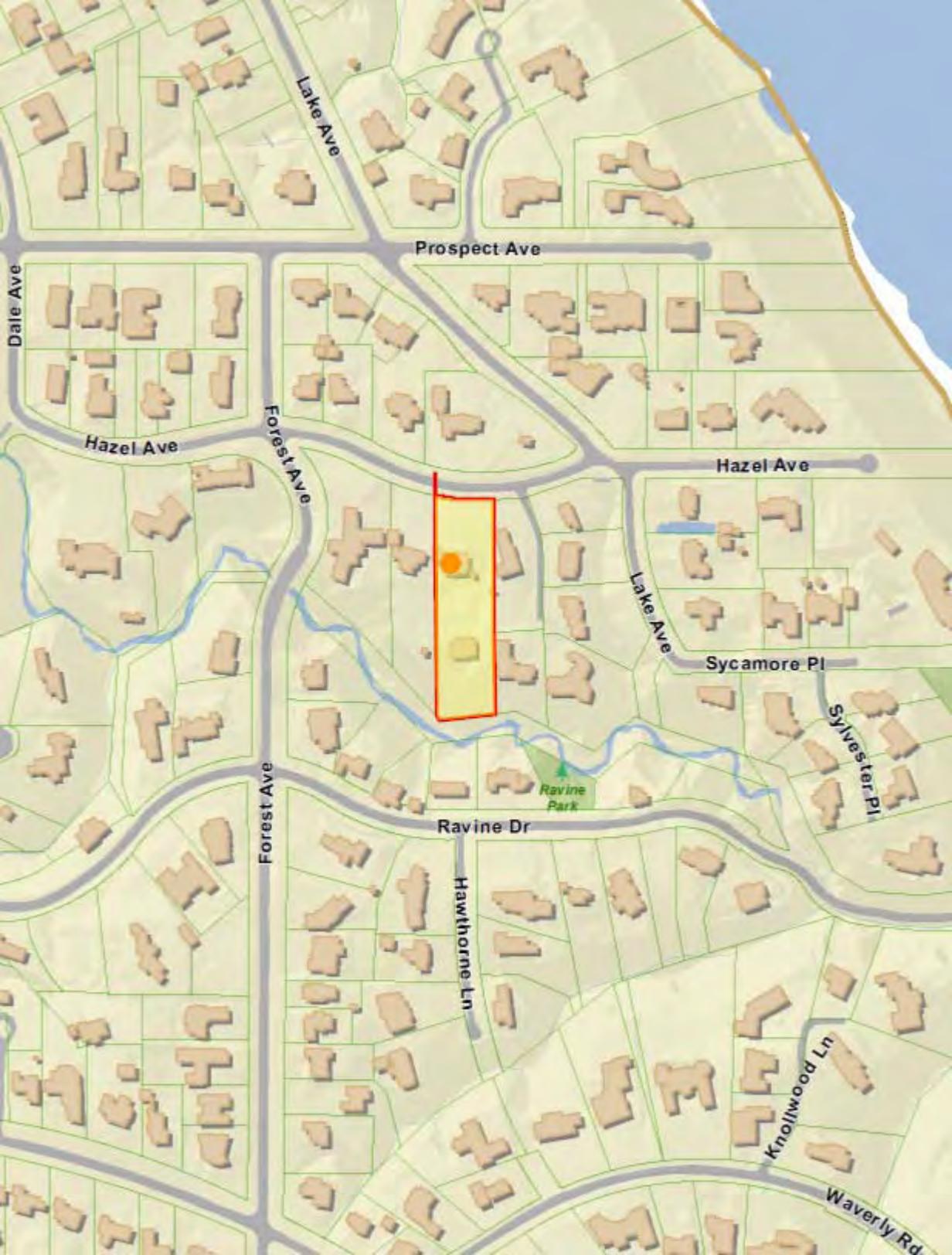
Attachments

Location Map

Site Photos

County Assessor Data

Survey Entry for 174 Hazel Avenue









VEOLIA
ENVIRONMENTAL
SERVICES





Lake County, Illinois

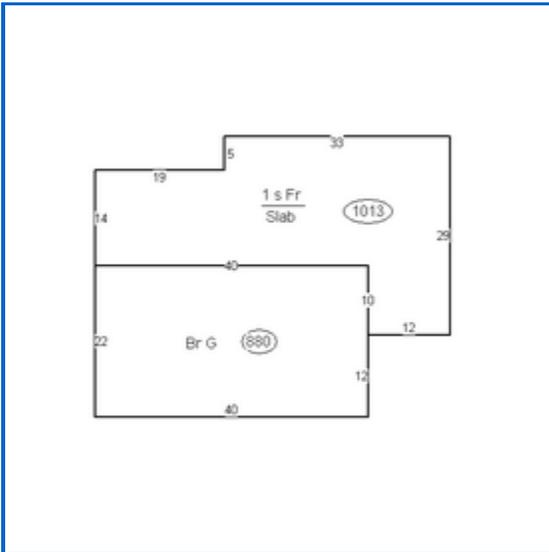
Property Tax Assessment Information: Lake County, IL

Property Address

Pin: 16-24-306-003
 Street Address: 174 HAZEL AVE
 City: HIGHLAND PARK
 Zip Code: 60035
 Land Amount: \$434,184
 Building Amount: \$270,687
 Total Amount: \$704,871
 Township: Moraine
 Assessment Date: 2010

Property Characteristics

Neighborhood Number: 1825014
 Neighborhood Name: EAST Indian Trail
 Total Land Square Footage: 64047
 House Type Code: 22
 Structure Type / Stories: 2.0
 Exterior Cover: Stucco
 Multiple Buildings (Y/N): Y
 Year Built / Effective Age: 1911 / 1926
 Condition: Average
 Quality Grade: Exc
 Above Ground Living Area (Square Feet): 6216
 Lower Level Area (Square Feet):
 Finished Lower Level (Square Feet):
 Basement Area (Square Feet): 2374
 Finished Basement Area (Square Feet): 0
 Number of Full Bathrooms: 4
 Number of Half Bathrooms: 1
 Fireplaces: 2
 Garage Attached/Detached/Carport: 0 / 0 / 0
 Garage Attached/Detached/Carport Area: 0 / 0 / 0
 Deck / Patios: 0 / 0
 Deck / Patios Area: 0 / 0
 Porches Open / Enclosed: 1 / 0
 Porches Open / Enclosed Area: 150 / 0
 Pool: 840



[Click here for a Glossary of these Terms](#)

Click on the image or sketch to the left to view and print them at full size. The sketch will have a legend.

Property Sales History

Date of Sale

Sale Amount

Qualified Sale

City of HIGHLAND PARK

ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY



STREET # 174
 STREET Hazel Ave
 ROLL # 11
 FRAME #s 34
 ROLL #
 FRAME #s

GENERAL INFORMATION

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

ARCHITECTURAL INFORMATION

ARCHITECTURAL STYLE/TYPE	French Eclectic	NO. OF STORIES	2.5
ARCHITECTURAL DETAILS		EXT. WALLS (current)	stone stucco
ORIGINAL CONSTRUCTION DATE	c. 1920	EXT. WALLS (original)	stone stucco
SOURCE	surveyor	FOUNDATION	not visible
OVERALL SHAPE OR PLAN	rectangular	ROOF (type & materials)	hipped asphalt shingle
LANDSCAPE FEATURES	Circular driveway at front; mature trees; curving residential street; gate posts at entries to driveway	WINDOW MATERIAL, TYPE(S)	aluminum casement 1 lt
		PORCH	

SIGNIFICANT FEATURES: Full height projecting front entry bay with circular window in gable, stone quoins and panels, diamond light casements and balconette, and front entry with stone surround with escutcheon and brackets; massive end chimney

ALTERATIONS (removals, replacements, additions, date (if known), etc.): Stucco cladding added in 1930 (permit); addition in 1925 (permit) many replacement windows with aluminum casements; fixed shutters

Date July 9 1930

Building Permit No. 2453

Location of Building—No. 174 Street Hazel Ave

Name of Owner James L Martin

Present Address HP Phone _____

Type of Construction Frame Remodeling

General Contractor Wm Mavor Co Address Chgo Phone cent 2435

Permit issued to Owner to construct a alteration to dwellg.

building on Lot 3 Blk. 62 Sub'n. HP

Builder's estimate \$ 20000⁰⁰ Permit fee 67⁶⁷

Location on Lot verified _____ 192 _____ by _____

Other inspections _____

Deposits _____ Sidewalks planked _____

Remarks _____

Job completed _____ Receipt for returned plans _____ Owner



Electrical Contractor Vetten Elec. Service Address 556 Detamble Ave H.P.

Wiring Permit No. 1722 Issued 8-5-30 Fixture Permit No. 1779 Issued 11-18-30

1st Inspection 192 by

2nd Inspection 192 by

Size of main wire Size of branch wire System

No. of Openings 139 No. Sockets No. Circuits No. Motors No. Ranges

Certificate of Inspection Issued 192 No.

Date of Public Service Tap Remarks

Plumbing Contractor Address

Water Tap No. Sewer Tap No. Job Order No. 1587 Issued 8-14-30 Paid 170⁰⁰

Inspected Sept 3 192 by SD

Inspected 192 by

No. Catch Basins Not laid No. Lavatories 7 No. Toilets 8

No. Baths 5 No. Sinks 2 No. Laundry Tubs 1

No. Shower Baths No stalls No. Stacks 4 193 new Other Items 2

Certificate of Inspection Issued 192 No.

Downspouts connected to Ravine

Kind of Heat Name of Burner Gas

Tank Inspection

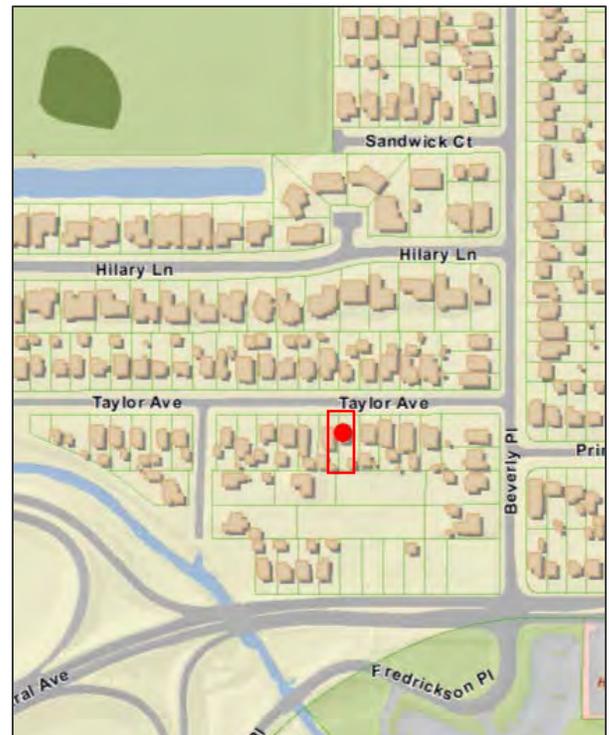
Prof Jensen

Historic Preservation Commission

1180 Taylor Avenue Demolition Review

To: Historic Preservation Commission
From: Andrea West, Planner 1
Date: 10/2/12

<i>Year Built:</i>	1927
<i>Style:</i>	Cottage
<i>Structure:</i>	Single Family Residence
<i>Size:</i>	720 square feet
<i>Original Owner:</i>	Mr. August Tead
<i>Architect:</i>	N/A
<i>Original Cost</i>	\$3,500
<i>Current Assessed Value:</i>	\$43,329
<i>Significant Features:</i>	<ul style="list-style-type: none">• Vernacular• One Story Gable
<i>Staff Opinion:</i>	Staff recommends that the Commission discuss the 1927, vernacular cottage at 1180 Taylor and how it may satisfy any of the landmark criteria listed below.



A demolition application has been submitted for the home at 1180 Taylor Avenue. The structure is a 1927 vernacular cottage, approximately 720 square feet in size, containing one bedroom and one full bath. A detached garage (wood frame) was constructed several months after the main house. The house was significantly modified twice in 1961; the front porch was enclosed, and a frame, wood-sided addition was constructed on the rear of the house. Today, the cottage is covered in a stucco material (including a front enclosed porch), and the rear addition is wood, clapboard siding.

The cottage was built by Mr. August Tead; additional biographical information on Tead has been requested by the staff from the Highland Park Library Liaison. The parcel, previously called 848 Taylor, is within the "J.S. Hovland's Second Addition To Highland Park" subdivision. J.S. Hovland

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was a builder whom previously developed west Highland Park subdivisions in what was an unincorporated area at the time. The 'Second Addition' subdivision was recorded in 1923 in an incorporated area of Highland Park (West Highland Park Recognizance Survey).

The existing property permit files reference zoning complaints stating that the property was unkempt and possibly being used for business purposes as early as 1987. The permit history is limited to upgrades of electrical utilities and the accompanying Permits for Occupancy. The existing conditions of the property show deterioration on the exterior trim and finishes of the house. A citation was recently issued by the Highland Park Code Enforcement Division for abandoned cars on the property; this has since been resolved. The house is currently vacant and occupation is not permitted without inspection due to a removal of water and electricity service to the home. The property owner, Mr. Anyar Nasirov, is requesting the demolition.

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.

Historic Preservation Commission

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

Site Photos

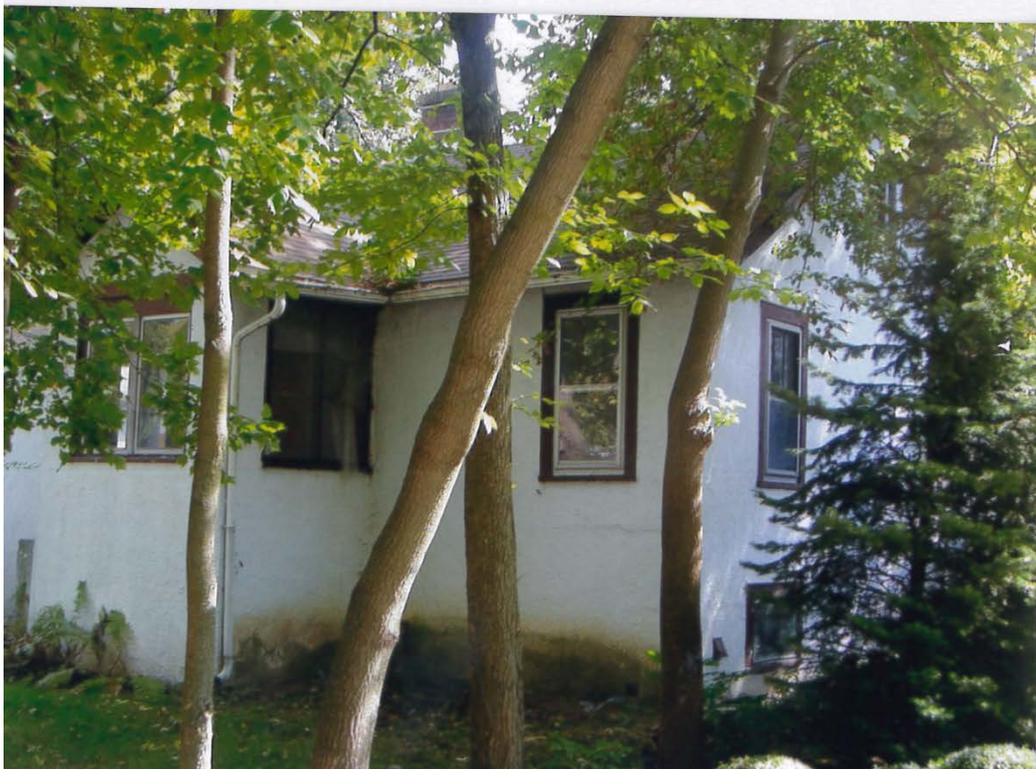
Original Building Permits

Historic Preservation Commission

Site Photos:



Historic Preservation Commission



Historic Preservation Commission



Historic Preservation Commission



Historic Preservation Commission

Building Permit:

Date May 9 1927 ¹¹⁸⁰ Building Permit No. 1338
Location of Building—No. 848 Street Taylor Ave.
Name of Owner Tead, August
Present Address Peerfield Rd., H.P.
Old or New Building New frame 24 x 30 x (10)
General Contractor _____ Address _____
Permit issued to owner to construct a Single family dwell.
building on _____ Lot 43 Blk. _____ Sub'n. Houlonds 2nd Addn
Builder's estimate 3,500. Permit fee 12.⁶⁰
Location on Lot verified May 6 1927 by _____
Other inspections Not started May 16
Remarks _____
Job completed _____ Receipt for returned plans _____ Owner

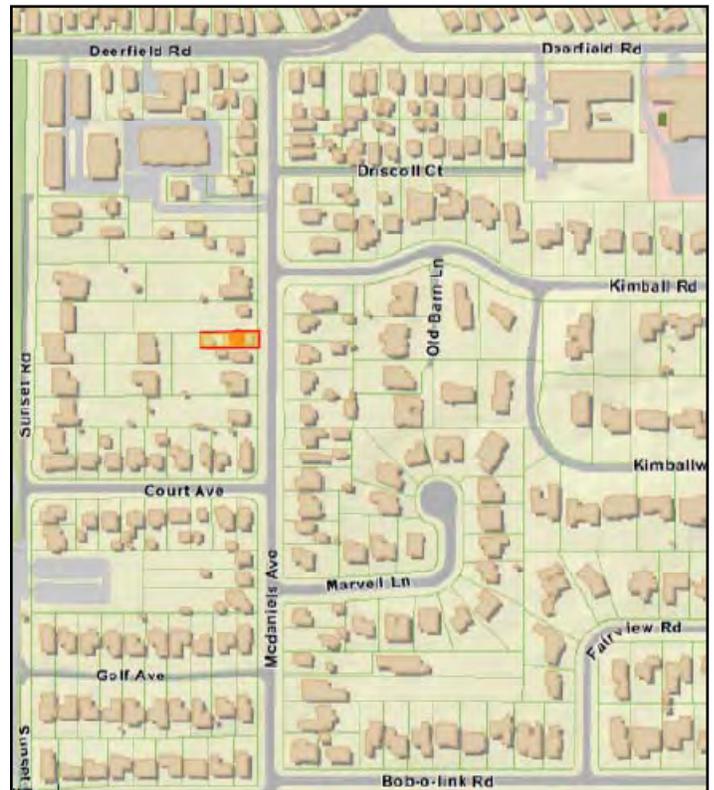
Date Dec. 2 1927 ¹¹⁸⁰ Building Permit No. 1608
Location of Building—No. 848 Street Taylor Ave
Name of Owner Tead, August
Present Address same
Old or New Building New frame 14 x 18 x (12)
General Contractor _____ Address _____
Permit issued to owner to construct a Priv. garage
building on _____ Lot 43 Blk. _____ Sub'n. Houlonds 2nd
Builder's estimate _____ Permit fee _____
Location on Lot verified Dec 3 1927 by J. Morris
Other inspections _____
Remarks _____
Job completed _____ Receipt for returned plans _____ Owner

Historic Preservation Commission

1482 McDaniels Avenue Demolition Review

To: Historic Preservation Commission
 From: Andy Cross, Planner II
 Date: 10/8/2012

<i>Year Built:</i>	Pre-1926
<i>Style:</i>	Bungalow
<i>Structure:</i>	Single Family Residence
<i>Size:</i>	2030 square feet
<i>Original Owner:</i>	Walter Garrity
<i>Architect:</i>	Unknown
<i>Current Assessed Value:</i>	\$140,415
<i>Significant Features:</i>	Hipped roof with overhanging eaves
<i>Alterations:</i>	<ul style="list-style-type: none"> • Large addition in rear (1926) • Detached Garage (1930) • Porch Addition (1955) • Two-Story Addition (1970) • New Garage (1971)
<i>Staff Opinion:</i>	Staff recommends that the Commission discuss the structure at 1482 McDaniels Avenue and how it may satisfy any of the landmark criteria listed below.



A demolition application has been submitted for the house at 1482 McDaniels Avenue. In July, 2012, the HPC reviewed the adjacent house at 1474 McDaniels and found that it did not satisfy any landmark standards. The house has since been demolished.

The house at 1482 McDaniels was built at some point before 1926. The earliest building permit on record is for an addition to the house in 1926. Other permits indicate a detached garage and a porch addition were added in the 50's. There are no architectural plans on file for the house.

1482 McDaniels was included in the 2005 Bob-o-Link architectural survey and was given an "NC – Non-Contributing" historical status. It notes the house has had numerous modifications and

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alterations. The Lake County Tax Assessor's Office assessed the value of the building at \$92,613 in 2010 and indicated it was in "Average Condition".

The house is currently vacant and utilities are disconnected, but it has not been empty for more than a few months.

Past & Present Owners

The original owner of the house appears to have been Walter Garrity. He is listed as the owner on the 1926 and 1930 building permits for modifications to the house. Research is still underway for historical and biographical information on Mr. Garrity. Findings will be presented at the HPC meeting on October 11th.

Records beginning in 1955 list William Hackbarth as the owner. Margaret Hackbarth, presumably his wife, lived in the house with her son until very recently.

Landmark Criteria

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- 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.

Historic Preservation Commission

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

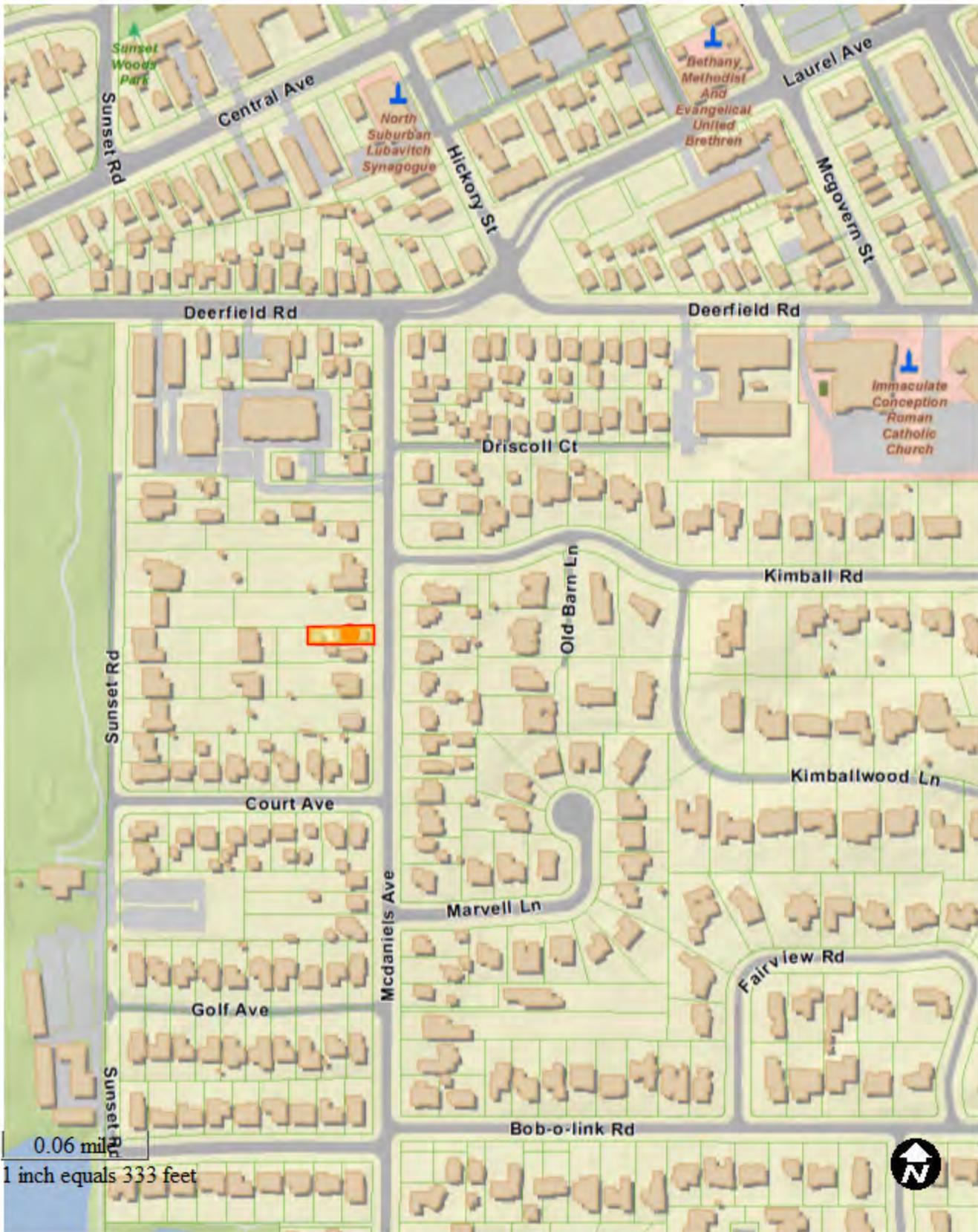
Location Map

Site Photos

Architectural Survey Entry

County Assessor Data

Old Building Permits for Modifications to the House









City of HIGHLAND PARK

ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY

STREET #

DIRECTION

STREET

STREET TYPE

PIN

LOCAL SIGNIFICANCE RATING

POTENTIAL IND NR? (Y or N)

CRITERIA

Contributing to a NR DISTRICT?

Contributing secondary structure?

Listed on existing SURVEY?



GENERAL INFORMATION

CATEGORY CURRENT FUNCTION

CONDITION HISTORIC FUNCTION

INTEGRITY REASON for SIGNIFICANCE

SECONDARY STRUCTURE

SECONDARY STRUCTURE

ARCHITECTURAL DESCRIPTION

ARCHITECTURAL CLASSIFICATION PLAN

DETAILS

NO OF STORIES

DATE of construction ROOF TYPE

OTHER YEAR

ROOF MATERIAL

DATESOURCE FOUNDATION

WALL MATERIAL (current) PORCH

WALL MATERIAL 2 (current) WINDOW MATERIAL

WALL MATERIAL (original) WINDOW MATERIAL

WALL MATERIAL 2 (original) WINDOW TYPE

WINDOW CONFIG

SIGNIFICANT FEATURES

ALTERATIONS

HISTORIC INFORMATION

HISTORIC NAME	
COMMON NAME	
PERMIT NO	
COST	
ARCHITECT	
ARCHITECT2	
BUILDER	
ARCHITECT SOURCE	



HISTORIC INFO	
---------------	--

LANDSCAPE	Midblock on west side of residential street; front sidewalk; shared side driveway; similar setback; mature tree
-----------	---

PHOTO INFORMATION

ROLL1	12
FRAMES1	3-4
ROLL2	
FRAMES2	
ROLL3	
FRAMES3	
DIGITAL PHOTO ID	K:\Historic Preservation\SU

SURVEY INFORMATION

PREPARER	Lara Ramsey
PREPARER ORGANIZATION	Granacki Historic Consultants
SURVEYDATE	5/24/2005
SURVEYAREA	Bob-o-link



Lake County, Illinois

Property Tax Assessment Information: Lake County, IL

Property Address

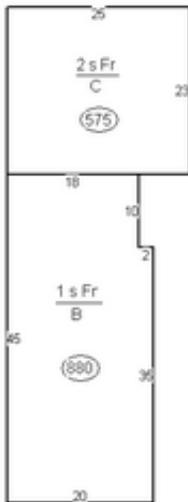
Pin: 16-26-101-048
 Street Address: 1482 MC DANIELS AVE
 City: HIGHLAND PARK
 Zip Code: 60035
 Land Amount: \$47,802
 Building Amount: \$92,613
 Total Amount: \$140,415
 Township: Moraine
 Assessment Date: 2010

Property Characteristics

Neighborhood Number: 1826010
 Neighborhood Name: McDaniels/Golf/Thrntr
 Total Land Square Footage: 5999
 House Type Code: 61
 Structure Type / Stories: 2.0
 Exterior Cover: Wood siding
 Multiple Buildings (Y/N): N
 Year Built / Effective Age: 1960 / 1960
 Condition: Average
 Quality Grade: Good
 Above Ground Living Area (Square Feet): 2030
 Lower Level Area (Square Feet):
 Finished Lower Level (Square Feet):
 Basement Area (Square Feet): 880
 Finished Basement Area (Square Feet): 0
 Number of Full Bathrooms: 2
 Number of Half Bathrooms:
 Fireplaces:
 Garage Attached/Detached/Carport: 0 / 1 / 0
 Garage Attached/Detached/Carport Area: 0 / 528 / 0
 Deck / Patios: 0 / 0
 Deck / Patios Area: 0 / 0
 Porches Open / Enclosed: 0 / 0
 Porches Open / Enclosed Area: 0 / 0
 Pool: 0



01



[Click here for a Glossary of these Terms](#)

Click on the image or sketch to the left to view and print them at full size. The sketch will have a legend.

Property Sales History

Date of Sale

Sale Amount

Qualified Sale

No previous sales information found.

Changes made to the sketch drawings are uploaded to the website every two weeks. The property characteristics appearing on this page show any changes made by an assessor the following day.

Note that the characteristic information shown is extracted from the Township Assessor's property records. Any errors/omissions/discrepancies should be discussed with the appropriate township office.

<http://oldapps.lakecountyl.gov/assessor/assessments/asmt2.asp?pin=1626101048>

Date Mar 30 1926

Building Permit No. 364

Location of Building—No. ¹⁴⁸²306 Street Mc Daniels Avenue

Name of Owner Walter Garrity

Present Address 306 Mc Daniels Avenue

Old or New Building New frame 10 x 20 x 12

General Contractor Owner Address _____

Permit issued to Owner to construct a addition at rear of kitchen

building on _____ Lot 27 Blk. _____ Sub'n. Mc Daniels.

Builder's estimate \$ 500⁰⁰ Permit fee 267 Lot 40 x 150

Location on Lot verified April 17, 1926 by SDM

Other inspections Not started

Remarks _____

Job completed _____ Receipt for returned plans _____ Owner

PAID

657

Electrical Contractor Address

Wiring Permit No. Issued Fixture Permit No. 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 Address

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

Inspected 192..... by

Inspected 192..... by

No. Catch Basins No. Lavatories..... No. Toilets

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

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

Certificate of Inspection Issued 192..... No.....

Downspouts connected to *Will start April 17*

7-7-17

Remarks

Date 3-6 1930

Building Permit No. 2357

Location of Building—No. 306¹⁴⁸² Street McDaniels Ave

Name of Owner Walter Garrity

Present Address same Phone 2413

Type of Construction frame Remodeling

General Contractor Owner Address Phone

Permit issued to " to construct a private garage

building on N45 Lot 12 Blk. Mc Daniels Subn
6150

Builder's estimate \$180⁰⁰ Permit fee 160

Location on Lot verified 192 by

Other inspections

Deposits Sidewalks planked

Remarks

Job completed Receipt for returned plans Owner

6/20/55 Porch Addn. Bldg Permit # 8388 \$1200

Electrical Contractor Address

Wiring Permit No..... Issued..... Fixture Permit No..... 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 Address.....

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

Inspected 192 by.....

Inspected 192 by.....

No. Catch Basins..... No. Lavatories..... No. Toilets.....

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

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

Certificate of Inspection Issued 192..... No.....

Downspouts connected to.....

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

Tank Inspection

.....

*120 Belle Avenue
Jonas Steers House*

Application for a Certificate of Appropriateness

TO:	The Historic Preservation Commission
DATE:	October 8, 2012
FROM:	Andrea E. West, Planner
SUBJECT:	120 Belle Avenue

PETITIONERS / OWNERS:

Gerald & Marjorie Fradin
120 Belle Avenue
Highland Park, IL 60035

PROPERTY LOCATION:

120 Belle Avenue

STRUCTURE

Jonas Steers House
Style: Victorian
Built: c. 1875

HISTORIC STATUS:

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

ARCHITECT/BUILDER:

Southgate Home Services
(847) 542-2244

BACKGROUND OF THE SUBJECT PROPERTY

The house at 120 Belle Avenue (originally 206 Belle) is a circa 1875 Victorian home with Italianate and Mansard-style details (Highland Park Historic District Designation form). The structure was built by the Highland Park Building Company for the Chief Contractor, Jonas Steers. The house was included in the 1983 Linden Park Place Belle Avenue National Register Historic District and is a contributing structure in the 2001 Belle Avenue Local Historic District. The 2001 District Survey of Belle Avenue describes the homes detailing as “far beyond the more conventional Italianate or Mansard designs. There are paired brackets and tall narrow windows, but the window lintils have rounded corners, and the buildings wood siding imitates stone.”

There are few city records of alterations to the house since its original construction, designation as a historic district, and the present time. Several property owners have made sensitive repairs and improvements to the home and lot, but permit data is not available for many of these changes. A garage was built in the 1970's, landscaping and exterior restoration (painting, wood repair) was completed in the 1980's (District Designation file), and the current property owners have made driveway repairs.

The house is named for Mr. Jonas Steers, the Highland Park Building Company chief contractor and the City of Highland Park's first tax collector. The 1891 Portrait & Biographical Album of Lake County listed Steers as the builder of five out of six homes existing on Belle Avenue at the time. Born in England, Jonas Steers was an early settler of Highland Park. In the spring of 1853 Steer immigrated to Quebec then Chicago as a butcher. Steer operated a market in Chicago, and eventually became interested in real estate. His made his first purchase in Highland Park in 1868. After selling out of his second meat market in Highland Park in 1887, Steer focused on the development of high quality residential construction within Highland Park's Belle Avenue area. Jonas was married with one living daughter, and eventually dabbled in public life. The Portrait & Biographical Album notes that he preferred private business to his positions in city government.

SUMMARY OF PROPOSAL

The property owners are requesting permission to build a new stone patio on the south east portion of the lot. The proposed patio will be constructed flush with the existing terrain of the side lawn to the rear of the historic home and will not be visible from Belle Avenue, the primary public right-of-way. The applicant has given the following description of the project, and provided the attached drawings to illustrate the location and scale of the improvements:

The stone patio will be approximately 650 square feet and will be located near the south east corner of our home, next to and behind our detached garage (built in 1970) which is at the back of our lot. The patio will not interfere with the views of the house from the street. The only portion of the patio that will be visible from the street will be a two foot high seat wall that will run primarily along south side of the patio.

The applicant has selected Belgard Lafitt Patio Slab product in London Grey; samples will be provided at the public meeting so the Commission will have the opportunity to see the proposed materials up close. The applicant has also provided a spec sheet of the Lafitt product line; this material is attached.

APPLICABLE STANDARDS OF APPROPRIATENESS

The applicant has identified several Standards for Certificates of Appropriateness that are applicable to this request:

Sec.24.030.(C)(1) Height. The height of a Landmark, Regulated Structure, or a Contributing Regulated Structure shall be visually compatible with properties, structures, sites, public ways, objects, and places to which it is visibly related.

The patio will be visibly related to the adjacent rear back porch and garage (13' and 14' in height). The patio will be flush with the ground with exception of the seating wall (2' in height). Landscaping will obscure the view of the patio from the primary right-of-way, Belle Avenue.

Sec.24.303(C)(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.

The seat wall (the only 'façade' to be constructed) will be constructed of stone with an earth-tone color compatible with the existing lawn, plantings, and light brown color of the house and garage. The wood siding of the house was intended by the original builder to appear like stone, this has been considered in picking a stone to match the existing paint color.

Sec.24.030.(C)(10) Scale of Structure. The size and mass of a Landmark, Regulated Structure, or a Contributing Regulated Structure in relation to open spaces, windows, door openings, porches, adjacent structures, and balconies shall be visually compatible with the properties, structures, sites, public ways, objects, and places to which they are visually related.

The proposed patio location is within the side yard of the house; this side yard is approximately 9,000 square feet. The patio will cover 650 square feet or less than 7% of the side yard. In addition to the height, the area of the patio will be compatible with the existing porches and yard.

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 related.

(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.

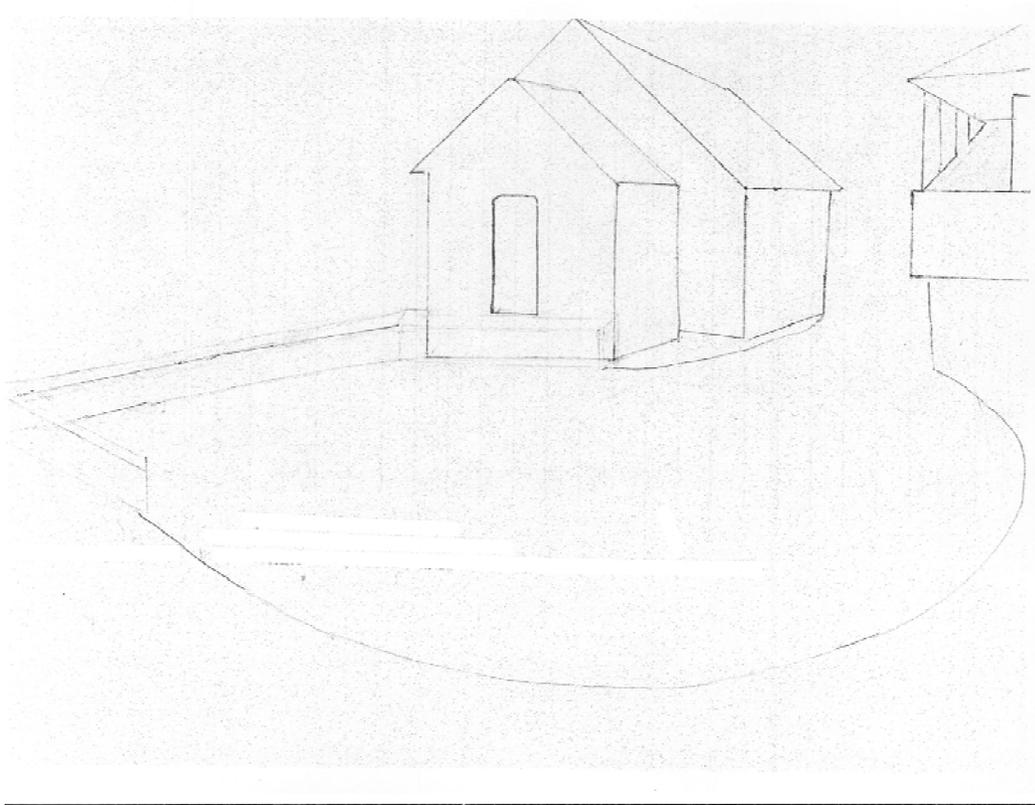
RECOMMENDATION

Staff recommends that the Historic Preservation Commission discuss the proposed patio 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

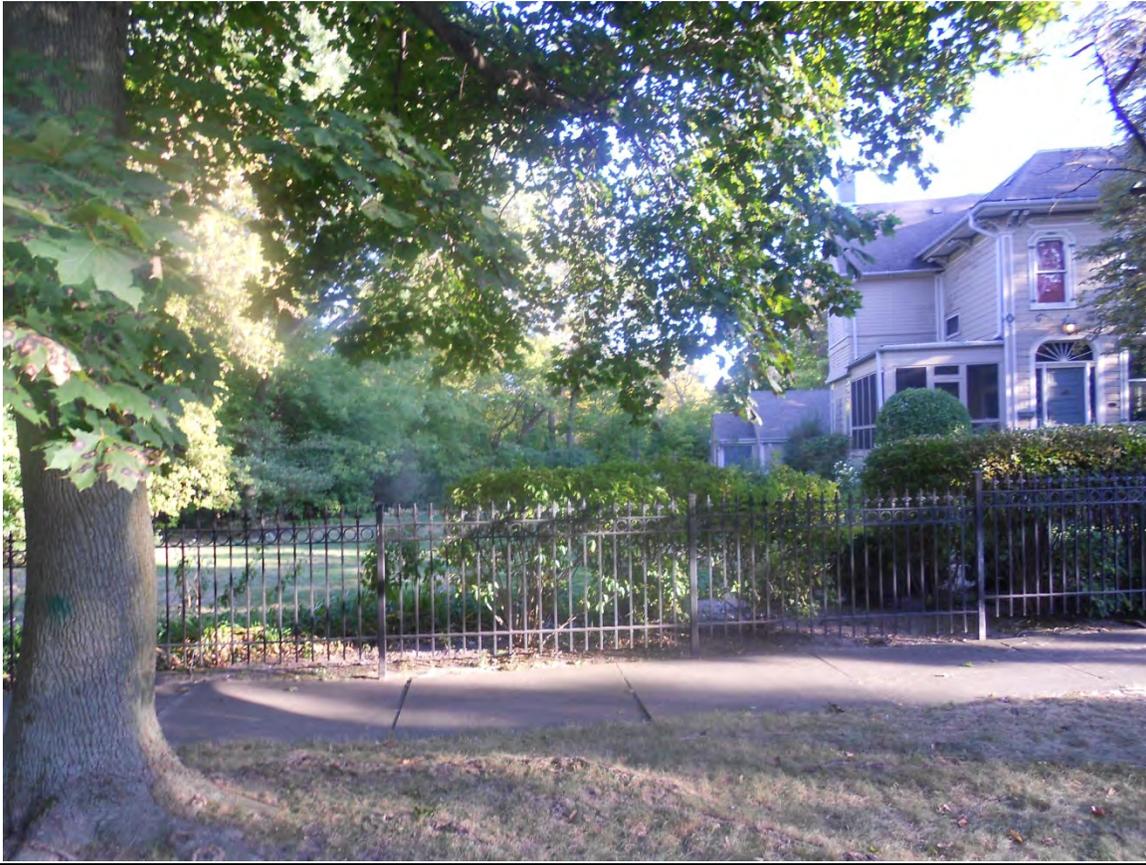
- Drawings of Proposed Patio Location (2)
- Contextual Photographs
- Original Designation Form
- Stone Product Description
- Stone Samples – To be provided by applicant at meeting.

DRAWINGS OF PROPOSED PATIO LOCATION



CONTEXTUAL PHOTOGRAPHS





ORIGINAL DESIGNATION FORM

Highland Park Historic Preservation Commission
1707 St. Johns Avenue
Highland Park, Illinois 60035

Landmark Nomination Form

Date: April 18, 1985

1) Name of Property (original if known): Jonas Steers House

2) Street Address: 120 Belle Ave

3) Legal description or P.I.N. (Permanent Index Number from Township Assessor's Office, 600 Laurel Ave., Highland Park): _____

PIN: 16-23-207-070

4) Name and Address of Property Owner(s) (From Assessor's Office): _____

Thomas Breuer

120 Belle Ave.

5) Present Use: Residence 6) Past Use: Residence

7) Architect: H.P. Bldg. Comp. 8) Date of Construction: c. 1875

9) Written statement describing property and setting forth reasons it is eligible for Landmark designation: Built by the Highland PARK Bldg. Company, this clapboard house

was Jonas Steers', Bldg. Company chief contractor, and Highland Park's first city tax assessor. The house retains its original Victorian detailing, including bracketing, and is in good condition.

10) This structure is eligible for designation on the basis of the following criteria (see reverse page):

1, 3, 6

11) Name(s) and Address(es) of Applicant(s):

Name(s) Julia Sniderman

ref. H.P. bk. p.62, Hist. SURVEY

Signature(s):

Julia Sniderman

Address(es) Streetscape

12) Affiliation (Commission Member, Owner, City Organization): HP Historic Preservation

Please complete and return this form to the Highland Commission 1707 St. Johns Avenue, Highland Park,



STONE PRODUCT SHEET (Final Page of Packet)

COMMISSION: HISTORIC PRESERVATION



CY2013 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.

CY2013 Objectives	Associated Funding Request
HPC Famous Architects Program	\$5,000
Policy initiatives for the preservation of properties with historic value	\$0
Historic Preservation Awards Program	\$250
	\$0
	\$0
	\$0
	\$0
	\$0
	\$0
	\$0

Commission Operating Expense Requests	Amount
	\$0
	\$0
	\$0
	\$0
	\$0
	\$0
	\$0
	\$0
	\$0
	\$0

CY2013 TOTAL REQUEST: \$5,250
CY2012 BUDGET: \$0

CY2012 Workplan Objectives	Status
Publish two historical articles in the Highlander newsletter i.e. History of the City Hall Building, three famous architects with houses in HP	Fourth Quarter
Maintain the historic preservation awards program	Fourth Quarter
Conduct a workshop for realtors and others to discuss the economic benefits of historic preservation, landmarks, and historic districts.	Fourth Quarter

