

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, December 13, 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, December 13, 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. November 8, 2012

IV. Scheduled Business

A. Determination of Significance

1. 1005 County Line Road
2. 1021 County Line Road
3. 928 Deerfield Road
4. 1831 Spruce Avenue
5. 1864 Green Bay Road

B. **Certificate of Economic Hardship** - 434 Marshman Street

V. Discussion Items

A. Informational Workshop for Realtors Scheduling

VI. Business From the Public

VII. Other Business

A. Next meeting scheduled for January 10, 2013

VIII. Adjournment

**City of Highland Park
Historic Preservation Commission
Minutes of November 8, 2012
7:30 p.m.**

I. Call to Order

Vice Chair Fradin 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: Fradin, Curran, Bramson, Rotholz,

Members Absent: Sogin, Temkin, Becker

City Staff Present: Cross, West

Ex-Officio Members Present: Leah Axelrod

Others Present: Chris Koukos, Marcia Grey, Carol Austin (180 Central), David Schlossburg (1940 Lewis Lane)

III. Approval of Minutes

Commissioner Rotholz made a motion to approve the minutes as proposed. Commissioner Curran seconded the motion. The motion was approved by a unanimous vote (4-0).

IV. Scheduled Business

A. Determination of Significance – 180 Central Avenue

Staff presented historical information about the property. Owner Carol Austin indicated the house is over 70 years old and she has lived there for the last 33 years. She has not made any major investments or improvements in the house during that time. The house has been on the market for 15 months, but no offers have come in. She indicated the house is in need of significant rehabilitation work, which has complicated the sales process.

Staff reiterated that a hand written note on the building permit indicated that Olsen & Urbain were the architects of the house, but no original architectural drawings for the house were available to verify that they designed it. The Commission discussed Olsen & Urbain, agreeing they are considered significant architects who have contributed to the City and they were comfortable finding that landmark standard #5 was satisfied.

Vice Chair Fradin asked the Commission if the subject property's French Eclectic style satisfied landmark standard #4. The Commission felt this house exhibited more characteristics of the style than the recent example reviewed at 174 Hazel and agreed that the landmark standard would apply to this house.

- Motion finding the structure at 180 Central Avenue satisfies landmark standards 4 and 5:
Commissioner Rotholz
- Second: Commissioner Curran
- Vote: 4-0 Motion passes

B. Determination of Significance – 1940 Lewis Lane

Staff presented research on the house, indicating that it was a 1948 International Ranch style house that has had several alterations dating back to the 50's. The new owner, David Schlossburg, was present at the meeting, indicating the house had not been improved and was not in good conditions. He also indicated he bought the house from the original owner

- Motion finding the structure at 1940 Lewis Lane does not satisfy any landmark standards:
Commissioner Curran
- Second: Commissioner Rotholz
- Vote: 4-0 Motion Passes

C. Determination of Significance – 521 Sheridan Road

Staff clarified the confusing ownership and subdivision history associated with these properties. The structure that is the subject of the demolition request is a 1990's-era modern home. Staff indicated that the Chairwoman recommended this petition be brought before the HPC to allow the opportunity to research the complex ownership situation and ensure that any future reviews in the area had accurate information to go on.

- Motion finding that the house at 521 Sheridan does not satisfy any landmark standards:
Commissioner Curran
- Second: Commissioner Bramson
- Vote: 4-0 Motion passes

IV. Discussion Items

Commissioner Bramson suggested that the Commission and City Staff have a list of house recycling companies to make available to demolition applicants. She also suggested that information about the State's Tax Freeze Program be made available to applicants at HPC meetings.

V. Business from the Public

VI. Other Business

VII. Adjournment

Vice Chair Fradin adjourned the meeting at 8:35 pm.

Historic Preservation Commission

1005 & 1021 County Line Road

To: Historic Preservation Commission

From: Andrea West, Planner

Date: 12/13/2012

A demolition application has been submitted for the structures at 1005 and 1021 County Line Road. These structures are being reviewed in tandem because they are owned contiguously, along with the adjacent vacant property 1055 County Line Road. The three parcels are outlined in orange, the home at 1021 County Line is marked with a blue dot, and the home at 1005 is marked with a red dot. These parcels are not within any National Register Districts or Highland Park Historical Survey areas.



Historic Preservation Commission

1005 County Line Road

<i>Year Built:</i>	1940
<i>Style:</i>	Vernacular/Shed
<i>Structure:</i>	Single Family Residence
<i>Size:</i>	994 square feet
<i>Original Owner:</i>	Srgt. John Pierre Roche
<i>Architect:</i>	n/a
<i>Original Cost:</i>	\$5,625.00
<i>Significant Features:</i>	Hipped roof with overhanging eaves, historic 1/1 and 2/2 wood windows
<i>Alterations:</i>	<ul style="list-style-type: none">• Multiple additions
<i>Staff Opinion:</i>	Staff recommends that the Commission discuss the structure at 1005 County Line Road and how it may satisfy any of the landmark criteria listed below.

In 1940 Sergeant John Pierre Roche requested a building permit to convert a small tool shed in the center of the lot at 1005 County Line Road into a single family dwelling for “housing servants with a garage below.” Mr. Joe Ugolini was the contractor for the conversion of the shed in 1940. The original builder of the 1937 tool shed was Mr. Henry Kelling of 1025 County Line Road, an address which no longer exists. No primary residence existed on 1005 County Line lot at this time; the nearest significant structure was a large home seen in aerial photos on the currently empty lot of 1055 County Line Road.

Sergeant John Pierre Roche of 1316 Lake Avenue in Evanston was an advertising executive, World War I veteran and an intriguing personality with an interesting past. Roche, a native of Chicago, graduated from Columbia College and spent three years with a Chicago advertising firm. In

June of 1916 he joined the army; while stationed in Texas Roche sent poems and verses about war and advertising to the Chicago Tribune. Several of these works were published to his surprise. After returning to Chicago post-War, Roche published a book of his writings, opened his own ad firm, and worked with several organizations according to news paper reports. John Pierre Roche died in Evanston in 1960.

In 1942 Roche’s son was arrested, along with four other young men of prominent Evanston families, for impersonating FBI agents and carrying loaded vintage weapons. It is said that the younger Roche led FBI agents to a cottage in Highland Park owned by “one of the boy’s families” after attempting to lure a girl to the other boys where they were waiting in the cottage.

The next owner of the property was Mr. and Mrs. William D. Stacy whom appear on building permits starting in the early 1950’s. The Stacy family completed many additions to the dwelling on the property, constructed and reconstructed out buildings and studios, and built several fences. The Stacy’s are associated with the property until at least the early 1970’s. No biographical information is available on the Stacy family.

Permit files indicate that at the time of the 1940 building permit, the servant’s quarters and garage were located the center of the 406’ wide lot. The lot has since been subdivided, on the east side of the lot is a contemporary subdivision, Forest View Estates (1960), and to the west of the property is the 1959 Edward Dart designed, Reynolds House. The exact date and nature of the subdivision action to the west of 1005 County Line is unknown.

Historic Preservation Commission

1021 County Line Road

<i>Year Built:</i>	1958
<i>Style:</i>	Modern Contemporary Ranch
<i>Structure:</i>	Single Family Residence
<i>Size:</i>	
<i>Original Owner:</i>	Robert John Reynolds
<i>Architect:</i>	Edward Dart
<i>Original Cost:</i>	\$92,500
<i>Significant Features:</i>	
<i>Alterations:</i>	<ul style="list-style-type: none">• Possible 1bed/bath addition (1973)
<i>Staff Opinion:</i>	Staff recommends that the Commission discuss the structure at 1021 County Line Road and how it may satisfy any of the landmark criteria listed below.

The contemporary home at 1021 County Line Road was designed by Edward Dart for Mr. Robert John Reynolds and his family. Edward Dart was a nationally renowned architect of the mid-century; the Reynolds' were a well to-do modern family involved in charity and philanthropy in Chicago. Dart was known for office, institutional, religious, and residential architecture. In his short career before his death in 1975 at the age of 53, Dart was awarded an AIA Fellowship as well as many awards. The Highland Park Building Department archives feature several building permits, plans, and plats for the home at 1021 County Line Road.

The architect Edward Dart is noted in multiple Highland Park surveys for his residential work in Highland Park; the Central East and Central Avenue/Deerfield Road, West Highland Park, the South Central, and Northeast Survey areas all feature work by Dart considered significant or

contributing to the historic context of the community. The Reynolds home is not within one of the Highland Park survey areas.

Before beginning his professional career as an architect, Dart served as a U.S. Marine. After completing his undergraduate education at the University of Virginia and Yale, Edward Dart applied for AIA membership in 1954. Dart trained with the firms of Edward D. Stone (in New York), Schweiker & Elting (1950 - Chicago, IL), and Skidmore, Owings & Merrill (1951 - Chicago, IL) to prepare for professional practice. Darts nomination for an AIA Fellowship 10 years later is a testament to his talent and success as an architect. By 1965 he became licensed in three states (Indiana, Wisconsin and Ohio), traveled internationally, contributed to multiple architectural publications, won national awards from the AIA, and lectured at several local Universities. Included in its entirety is Edward Darts AIA file which features listings of his awards, publications, and professional accreditations. Dart was a resident of the Barrington County area while practicing in the Chicago area until his death.

The Reynolds House was an earlier residential project of Dart's, the home was featured in the now defunct "Home and Garden" magazine, and gained a mention within Dart's AIA Architect Directory listing of 1952. The one story frame structure features materials Dart is known for such as wood, glass, and stone. The home features elements of the Ranch style, including a gently gabled roof, and elements of the contemporary such as glass walls and interior/exterior living spaces. This description of the Highland Park Ranch style is found within the *Central East and Central Avenue/Deerfield Road Survey* document:

Historic Preservation Commission

Highland Park's Ranch houses were not mass produced and were often architect-designed. There are basically two types, those without reference to historical styles such as International Style or Contemporary, and those that take their designs from historical precedents. The Contemporary examples tend to have simple flat wall surfaces and little applied ornamentation. Although Contemporary Ranch houses are very simple, they tend to have hipped or gabled roofs and deep overhangs, providing more of a sense of shelter than the typical International Style house with a low profile. International Style houses generally have flat roofs and a greater amount of glass.

The Reynolds home is a model example of the International and Contemporary Ranch with simple blank walls, a low profile, and deep overhangs. The interior features clean wood materials and the original interior furnishings were arranged by Dart. Staff is currently awaiting scans from the Chicago Art Institute of interior drawings Dart completed for the Reynolds house.

The member of the Reynolds family were long time residents of the North Shore, prior to constructing the house in Highland Park Mr. Reynolds lived in Winnetka and Glencoe. Scattered articles note his as a machine shop supervisor and later a blowing alley owner. Between the 1940's and 1960's Mrs. Reynolds was involved in philanthropy and service organizations throughout the City of Chicago and North Shore, multiple news paper articles from the Tribune speak to her finesses for planning events related to the Michael Reese hospital in south Chicago. The Reynolds had one daughter whom followed in her mother's foot-steps becoming involved with organizations and theater. The Reynolds purchased the adjacent lot at 1055 in 1979 with the intention of their daughter building her own home after demolishing the existing one; no new home was ever built on the lot.

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.

Historic Preservation Commission

- 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.

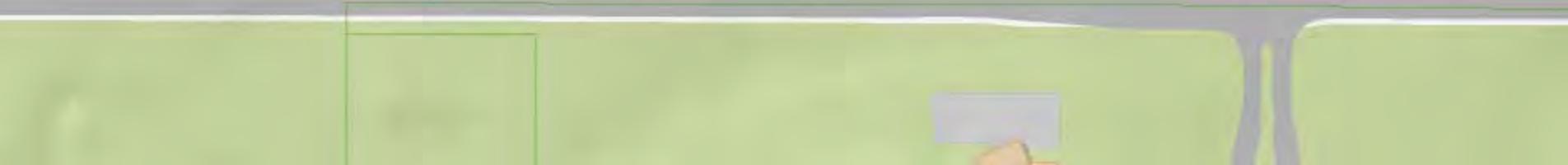
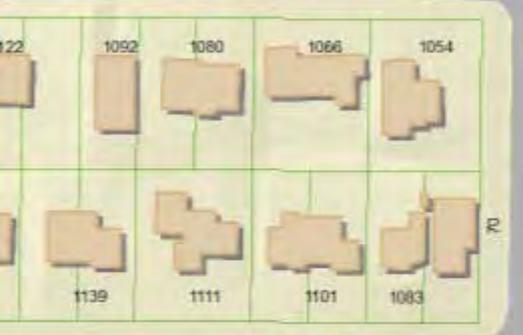
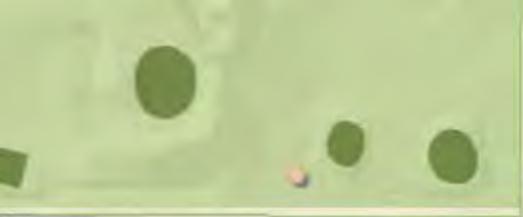
Recommended Action

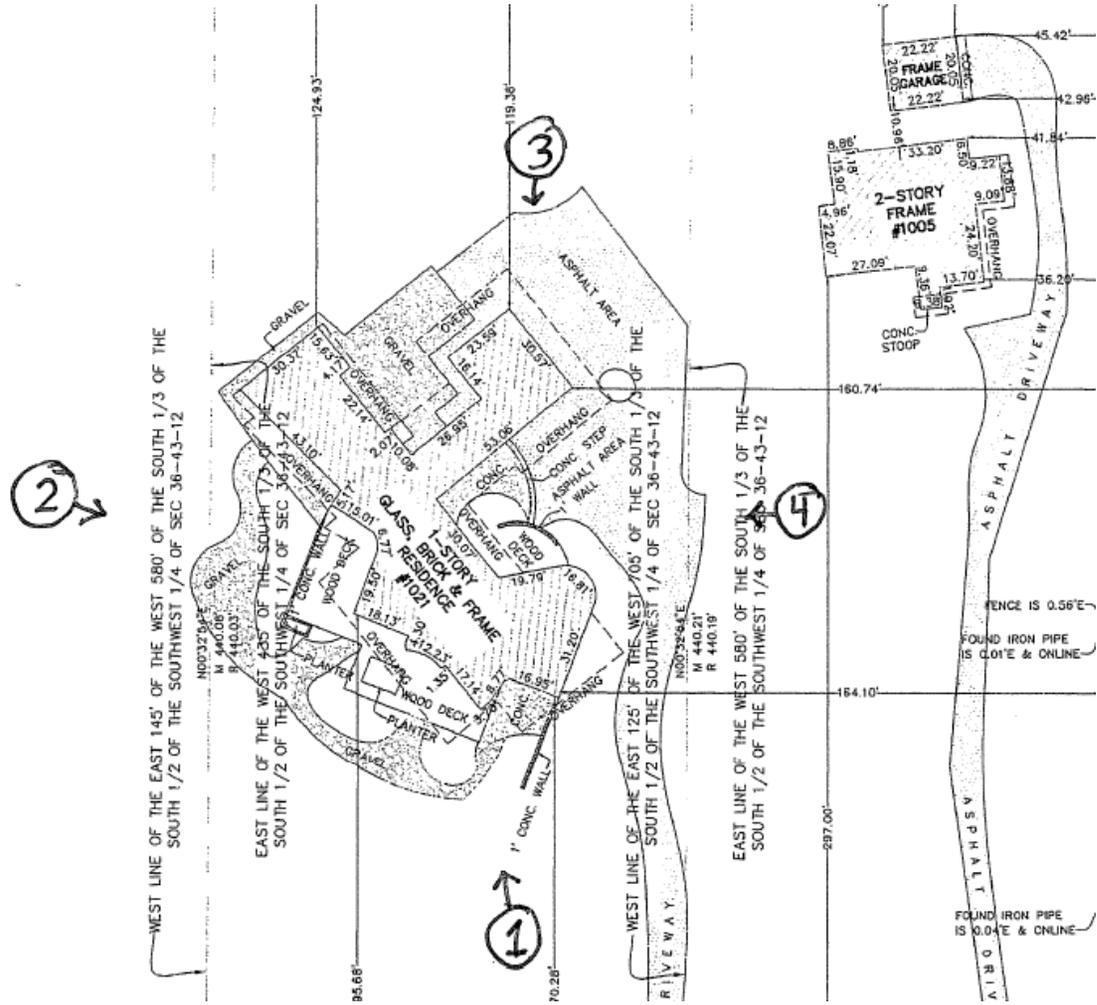
In accordance with Section 170.040 Demolition of Dwellings(E)(1) Historic Preservation Commission Review, the Commission is asked to review the structure per within Section 24.015 of the Historic Preservation Regulations. If the Historic Preservation Commission determines that the Structure that is the subject of the Demolition Application satisfies:

- (1) Three or more of the Landmark Criteria within Section 24.015 of the Historic Preservation Regulations creating a mandatory 365-day Review Period commencing on the Application Completion date,
- (2) One or two of the Landmark Criteria within Section 24.015 of the Historic Preservation Regulations creating a mandatory 180-day Review Period commencing on the Application Completion date,
- (3) None of the Landmark Criteria within Section 24.015 of the Historic Preservation Regulations are met, and the Application for Demolition shall be processed.

Attachments

Location Map
Site Photos (2)
Historical Site Photos
Dart AIA Information
County Assessor Data (2)
Tribune Article





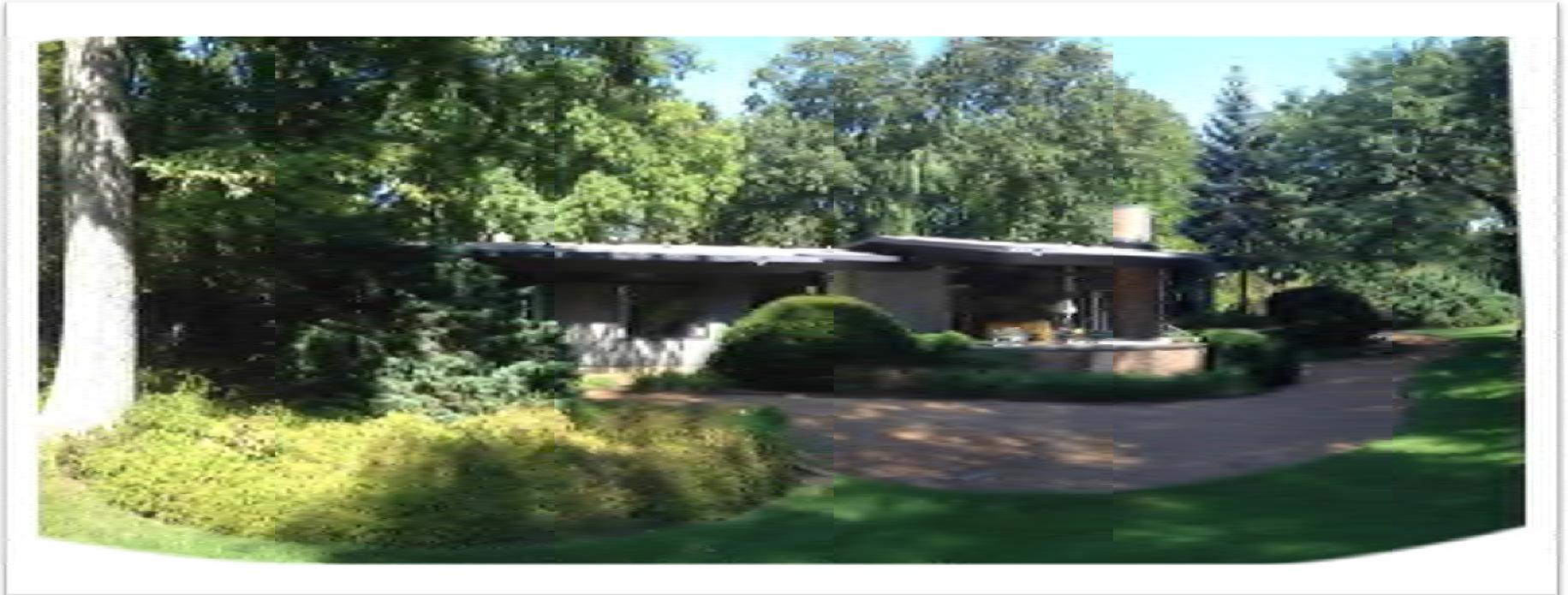
1021 Lake Cook Road

Photo Orientation Map (photos 1 – 4)



1021 Lake Cook Road

South Elevation (1)



1021 Lake Cook Road

West Elevation (2)



1021 Lake Cook Road

North Elevation (3)



1021 Lake Cook Road

East Elevation (4)



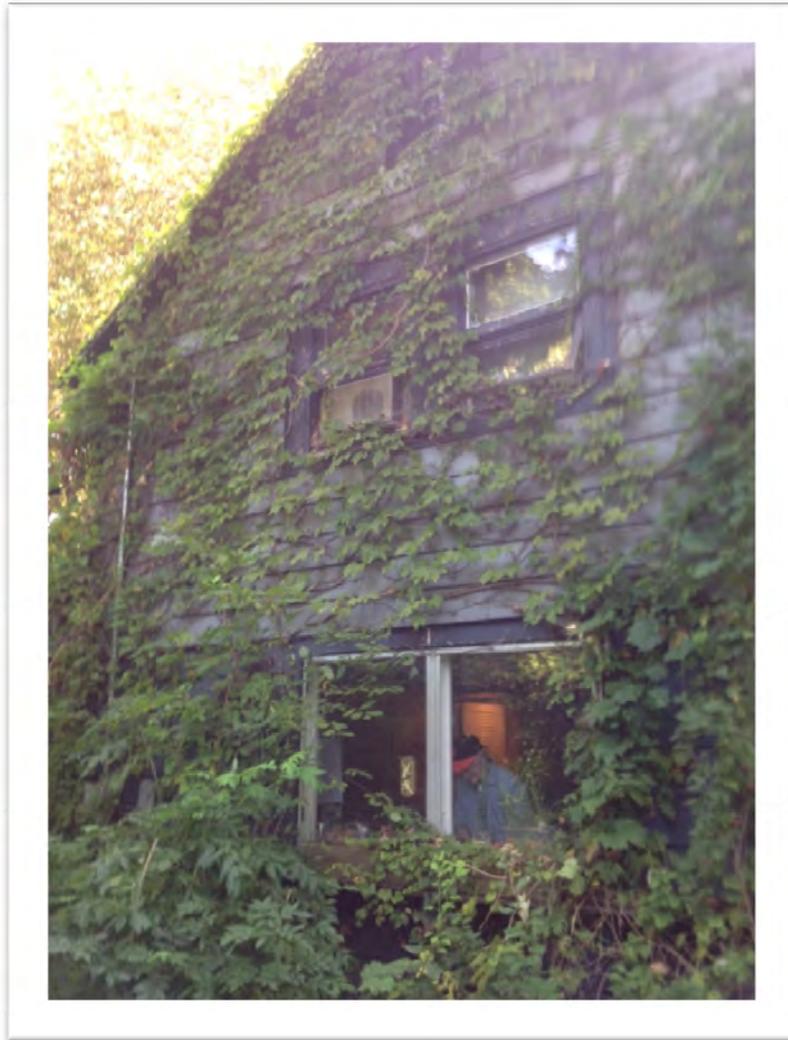
1005 Lake Cook Road

East Elevation



1005 Lake Cook Road

Garage - East Elevation



1005 Lake Cook Road

North Elevation



1005 Lake Cook Road

West Elevation



1005 Lake Cook Road

South Elevation

1939



1961





CONFIDENTIAL

THE AMERICAN INSTITUTE OF ARCHITECTS

Nomination for Fellowship by Chapter

The Jury of Fellows, AIA
The American Institute of Architects
1735 New York Avenue, Northwest
Washington, D. C.

P. O. Detached

Date Sept. 26, 19 66

The Executive Committee of this Chapter, at a duly called meeting on August 23, 19 66 (DATE OF MEETING)

nominated Edward D. Dart (NAME OF NOMINEE), corporate member of this Chapter, for fellowship in the Institute. We enclose evidence of the qualifications of the nominee for the fellowship on which the nomination was based and certify the resolution is as follows:

Whereas, this Executive Committee believes Edward D. Dart (NAME OF NOMINEE) a member of this Chapter, has made so notable a contribution to the advancement to the profession because of his achievement in Architectural Design

(NAME OF CATEGORY(S) FOR WHICH NOMINATION IS MADE—I.E., DESIGN, SCIENCE OF CONSTRUCTION, LITERATURE, EDUCATION, SERVICE TO THE PROFESSION, PUBLIC SERVICE)

Whereas, said member has been in good standing in this Chapter for 11 (NUMBER OF YEARS) years prior to this date; therefore be it

Resolved, That Chicago (NAME OF CHAPTER) Chapter, AIA

does hereby nominate Edward D. Dart (NAME OF NOMINEE) for fellowship in The Institute, and the President and Secretary be and hereby are authorized and directed to prepare the nomination papers and forward them to The Jury of Fellows of the Institute and to do all things proper to forward said nomination."

Paul D. McCurry, President

D. Coder Taylor, First Vice President
* Signatures of Members of Executive Committee

James R. Loewenberg, Secretary

Handwritten signature of Paul D. McCurry

Handwritten signature of James R. Loewenberg

Handwritten signatures of D. Coder Taylor and Mortin Hartman

Martin David Dubin, Treasurer

* must be personally signed and typed

Mortin Hartman, Second Vice President

THE NOMINATORS SHOULD SEE THAT DATA IS SENT TO THE JURY OF FELLOWS IN SUPPORT OF THIS NOMINATION. ALL SUCH COMMUNICATIONS SHALL BE PRIVILEGED AND NO COPIES SHOULD BE GIVEN TO OTHERS.

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BIOGRAPHICAL STATISTICS

Additional sheets may be inserted to supplement any page, 2 to 7, inclusive.

Typewriting only

1. Nominee's full name: Edward Dupaquier Dart
2. Nominee is a natural naturalized citizen of United States of America
(NAME OF COUNTRY)
3. Nominee's legal residence (address): 66 Dundee Lane, Barrington, Illinois
4. Nominee's firm name: Loebl Schlossman Bennett & Dart
5. Nominee's principal place of business (address): 333 North Michigan Ave., Chicago, Ill.
6. Nominee is registered or licensed to practice architecture by: State of Illinois and
NCARB
(NAME OF STATE BOARD, NCARB, AS CASE MAY BE)
7. Nominee is registered or licensed to practice architecture in the states of: Illinois, Wisconsin,
Indiana and Ohio
8. Nominee is engaged in the profession of architecture as: Partner in Loebl Schlossman
Bennett & Dart
(CURRENT STATUS OF EMPLOYMENT AND POSITION)
9. Nominee's date of birth: May 28, 1922 Place of birth: New Orleans, La.
10. Nominee's education:
(a) Name of High School, College, University, Private Schools, Post Graduate, etc. (chronological order)

LOCATION	NO. OF YEARS	YEAR OF GRADUATION	DEGREE
Woodberry Forest (preparatory)	4	1940	High School Diplom
University of Va.	2		
Yale University	3	1949	Bachelor of Art (Architecture)

 (b) Scholarships held by nominee:
11. Nominee has traveled in the following countries: Italy, France, Canada, Mexico,
Philippine Island, West Indies
12. Other data concerning nominee's record: *(important experiences during employment or additional statistics of importance in nominee's record)*

Please see attached.

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CONFIDENTIAL

THE AMERICAN INSTITUTE OF ARCHITECTS

Nomination for Fellowship by Individual Members and/or Fellows

203
11/2/65

The Jury of Fellows
The American Institute of Architects
1735 New York Avenue, Northwest
Washington, D. C.

Date September 27, 19 65

We hereby nominate Edward Dart corporate member of the
(NAME OF NOMINEE)
Chicago Chapter, AIA for fellowship in
(NAME OF NOMINEE'S CHAPTER)

The Institute for his notable contribution to the advancement of the profession by his achievements in
Design

(NAME OF CATEGORY(S) FOR WHICH NOMINATION IS MADE—I.E., DESIGN, SCIENCE OF CONSTRUCTION, LITERATURE, EDUCATION, SERVICE TO THE PROFESSION, PUBLIC SERVICE)

Evidence of the qualifications of the nominee for the fellowship is appended.

* Members' Signatures

Chapter of Members

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- Richard M. Bennett Mr. Richard Bennett
- Chas. H. Dornbusch F.A.I.A. Mr. Charles Dornbusch
- Winston Elting F.A.I.A. Mr. Winston Elting
- William E. Hartmann F.A.I.A. Mr. William E. Hartmann
- John A. Holabird AIA Mr. John A. Holabird
- Charles Murphy, Jr. F.A.I.A. Mr. Charles Murphy, Sr.
- William E. Dunlap Mr. William E. Dunlap
- Harry Weese Mr. Harry Weese
- Myron Goldsmith Mr. Myron Goldsmith
- Ralph P. Youngren Mr. Ralph P. Youngren

* must be personally signed and typed

THE NOMINATORS SHOULD SEE THAT DATA IS SENT TO THE JURY OF FELLOWS IN SUPPORT OF THIS NOMINATION. ALL SUCH COMMUNICATIONS SHALL BE PRIVILEGED AND NO COPIES SHOULD BE GIVEN TO OTHERS.

OCT 1 1965

BIOGRAPHICAL STATISTICS

Additional sheets may be inserted to supplement any page, 2 to 7, inclusive.

Typewriting only

1. Nominee's full name: Edward Dupaquier Dart
2. Nominee is a natural naturalized citizen of United States of America
(NAME OF COUNTRY)
3. Nominee's legal residence (address): 203 Skyline Drive; Barrington, Illinois
4. Nominee's firm name: Loebl Schlossman Bennett & Dart
5. Nominee's principal place of business (address): 333 North Michigan Avenue
6. Nominee is registered or licensed to practice architecture by: State of Illinois

(NAME OF STATE BOARD, NCARB, AS CASE MAY BE)
7. Nominee is registered or licensed to practice architecture in the states of: Illinois, Indiana, Ohio and Wisconsin
8. Nominee is engaged in the profession of architecture as: Senior Partner in firm of Loebl Schlossman Bennett & Dart
(CURRENT STATUS OF EMPLOYMENT AND POSITION)
9. Nominee's date of birth: May 28, 1922 Place of birth: New Orleans, Louisiana
10. Nominee's education:
(a) Name of High School, College, University, Private Schools, Post Graduate, etc. (chronological order)

LOCATION	NO. OF YEARS	YEAR OF GRADUATION	DEGREE
Woodberry Forest			
Woodberry Forest, VA.	4	1940	
University of Va.	2		
Yale University	3	1949	B.Arch.

(b) Scholarships held by nominee:
11. Nominee has traveled in the following countries: Italy
12. Other data concerning nominee's record: *(important experiences during employment or additional statistics of importance in nominee's record)*

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12.

OTHER DATA CONCERNING NOMINEE'S RECORD

Partner - Loebel Schlossman Bennett & Dart	1965 -
President - Edward D. Dart and Company	1951 - 1965
Designer - Skidmore Owings & Merrill - Chicago	1950
Designer - Schweikher & Elting - Chicago	1949 - 1950

PROFESSIONAL AFFILIATIONS, CLUBS, COMMITTEES, ETC.

Corporate Member, The American Institute of Architects
Professional Member, Guild for Religious Architecture
Professional Member, American Society for Church Architecture
Member, Religious Architecture Committee/The American Institute
of Architects
Professional Member, The Arts Club of Chicago

LECTURES, WRITINGS AND OTHER ACHIEVEMENTS

Contributor - Progressive Architecture Magazine	1965
Contributor - Your Church Magazine	1963
Member of Jury - Prestressed Concrete Institute Awards	1965
Member of Jury - Progressive Architecture Annual Design Awards	1966
Member of Jury - AIA Honor Awards, Milwaukee Region	1965
Member of Jury - AIA Honor Awards, Detroit Region	1965
Speaker - AIA Urban Design Conference, St. Louis	1965
Speaker - AIA Design Concept Seminar, Indianapolis	1966
Speaker - AIA Design Concept Seminar, Chicago	1964
Visiting Lecturer - University of Illinois, Champaign	1964
Lecturer - University of Illinois, Chicago	1963 - 1964
Visiting Lecturer - Lake Forest College	1966

OCT 1 1966

PUBLICATIONS OF ARCHITECTURAL WORK

Architectural Record - Arenberg Residence
Architectural Record - Orb Residence
Architectural Record - St. Augustine's Church
Architectural Record - St. Michael's Church
Architectural Record - Heller Residence
Architectural Record - Dart Residence
Architectural Record - Simmen Residence
House & Garden - Dart Residence
House & Garden - Reynolds Residence
Progressive Architecture - Lansing Presbyterian Church
Progressive Architecture - Henrich Residence
Progressive Architecture - Holy Apostles Greek Orthodox Church
Progressive Architecture - Wilson Residence
Progressive Architecture - Association of Commerce Offices
Your Church Magazine - St. Augustine's Church
Your Church Magazine - Lansing Presbyterian Church
Architectural Forum - The Illinois Credit Union League
Architectural Forum - Emmanuel Presbyterian Church

AWARDS

1955 Progressive Architecture Magazine - Design Award
1956 Progressive Architecture Magazine - Design Award
1960 Church Architectural Guild - Honor Award - St. Augustine's
Episcopal Church, Gary, Indiana

AWARDS (Continued)

- 1960 A.I.A. - Chicago Association of Commerce and Industry -
Honor Award - Beard Residence
- 1960 A.I.A. - Chicago Association of Commerce and Industry -
Citation of Merit - St. Augustine's Episcopal Church,
Gary, Indiana
- 1960 A.I.A. - Chicago Association of Commerce and Industry -
Citation of Merit - Dart Residence, Barrington, Illinois
- 1963 Progressive Architecture Magazine - Design Award -
Henrich Residence, Barrington,
- 1963 A.I.A. - Chicago Association of Commerce and Industry -
Honor Award - Residence, Highland Park, Illinois
- 1963 A.I.A. - Chicago Association of Commerce and Industry -
Honor Award - The Illinois Credit Union League, Bensenville,
Illinois
- 1963 A.I.A. - Chicago Association of Commerce and Industry -
Citation of Merit - St. Michael's Episcopal Church,
Barrington, Illinois
- 1963 Architectural Record Magazine - A Record House of 1963 -
Residence, Highland Park, Illinois
- 1963 Factory Magazine - One of Ten Top Plants of 1963 - The
Jel Sert Company, Bellwood, Illinois
- 1963 American Society for Church Architecture - Award of Merit -
Lansing Presbyterian Church, Lansing, Illinois
- 1964 A.I.A. - Chicago Association of Commerce and Industry -
Citation of Merit - Lansing Presbyterian Church, Lansing,
Illinois
- 1965 A.I.A. - Chicago Association of Commerce and Industry -
Honor Award - The Chicago Theological Seminary Faculty
Housing, Chicago, Illinois
- 1965 A.I.A. - Chicago Association of Commerce and Industry -
Citation of Merit - United Parcel Service Distribution
Center, Chicago, Illinois

AWARDS (Continued)

- 1965 A.I.A. - Chicago Association of Commerce and Industry -
Citation of Merit - Henrich Residence, Barrington, Illinois
- 1966 Architectural Record Magazine - A Record House of 1966 -
Simmen Residence, Lake Forest, Illinois
- 1966 A.I.A. - Chicago Association of Commerce and Industry -
Citation of Merit - Holy Apostles Greek Orthodox Church,
Westchester, Illinois

NOMINEE'S ACHIEVEMENTS IN ARCHITECTURAL DESIGN

We submit the following material in brief form as representative of the notable contribution Edward D. Dart has made to the advancement of the Profession of Architecture in the area of Architectural Design. As indicated by the numerous national and local awards he has received; his frequent requests to serve on major architectural juries, as speaker at AIA Design Conferences, and as visiting lecturer to architectural schools, Mr. Dart's leadership in architectural design is nationally recognized. We sincerely believe that these accomplishments amply warrant consideration of Mr. Dart as a Fellow in The American Institute of Architects.

His ability in architectural design was first appreciated while a student at Yale University. Studying under permanent lecturers at the School at that time such as Edward D. Stone, Louis Kahn, Richard Bennett, Mr. Dart was permitted to advance a full year and thereby graduate earlier than the prescribed term of study.

He became acquainted with Paul Schweikher while at Yale and upon his graduation moved to Chicago to work with Mr. Schweikher. After a period of work at the above office and Skidmore, Owings & Merrill he opened his own practice starting in Barrington, Illinois, then moving his office to Chicago in 1954.

Professional recognition first came to Mr. Dart through publications and awards in national magazines. In 1960 he was honored with his first of many AIA awards.

We feel that Mr. Dart's leadership in architectural design which has been established over a period of fifteen years in private practice has maintained the highest AIA standards of professional excellence.

We sincerely believe that Mr. Dart is an outstanding candidate for Fellowship in The American Institute of Architects.

NOMINEE'S ACHIEVEMENT IN ARCHITECTURAL DESIGN

(Part I of this page must be executed in all cases regardless of category for which nomination is made to conform to photographic exhibits which will be submitted.)

1.* Works

	TYPE	IDENTIFICATION OF WORK	LOCATION OF WORK (City) (State)	COMPLETED CONSTRUCTION WORK (Year)	PHOTOGRAPHS SUBMITTED TO JURY OF FELLOWS
(a)	*	The Illinois Credit Union League Headquarters Bldg.	Bensenville, Ill.	1961	2
(a)	*	The Jel Sert Company	Bellwood, Ill.	1962	1
(c)		Orb Residence	Barrington, Ill.	1957	1
(d)	*	Lansing Presbyterian Church	Lansing, Ill.	1962	3
(c)	*	Henrich Residence	Barrington, Ill.	1964	2
(c)	*	The Chicago Theological Seminary Faculty Housing	Chicago, Ill.	1962	2
(a)	*	United Parcel Distribution Center	Chicago, Ill.	1964	1
(c)	*	Dart Residence	Barrington, Ill.	1956	2
(d)	*	St. Michael's Episcopal Church	Barrington, Ill.	1962	1

(*Please see Awards List)

2. Describe nominee's notable work in design, to bring out the particular achievements the nominators believe have notably contributed to the advancement of the profession.

Please see attachment

NOMINEE'S ACHIEVEMENTS IN ARCHITECTURAL DESIGN

* Part I above must be executed in all cases regardless of category for which nomination is made to conform to photographic exhibits which will be submitted.

NOMINEE'S ACHIEVEMENT IN SCIENCE OF CONSTRUCTION

1. Construction Work

TYPE OF WORK CONSTRUCTED	IDENTIFICATION OF WORK	LOCATION OF WORK	COMPLETED CONSTRUCTION WORK (Year)	PHOTOGRAPHS DRAWINGS, OR SKETCHES SUBMITTED TO JURY OF FELLOWS
-----------------------------	---------------------------	---------------------	---	---

2. Books, Treatises, or Articles Written

SUBJECT TITLE	WHERE PUBLISHED	DATE PUBLISHED
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3. Describe nominee's notable work in the science of construction and any recognition thereof by other societies, to bring out the particular achievements the nominators believe have notably contributed to the advancement of the profession.

THE AMERICAN INSTITUTE OF ARCHITECTS ARCHIVES For information or study purposes only. Not to be recycled, quoted, or published without written permission from the AIA Archives, 1735 New York Ave. NW, Washington, DC 20006

NOMINEE'S ACHIEVEMENT IN EDUCATION AND LITERATURE

1. Education Work

(List the degrees and the educational positions held by the nominee, and bring out clearly the nominee's signal work and its particular force and influence which the nominators believe to be a notable contribution to the advancement of the profession, and state evidences of recognition of such work by pupils, the profession, other societies, or the public.)

B.A. (Architecture)	Yale University	1949
Lecturer -	University of Illinois (Chicago)	1963-64
Visiting Lecturer -	University of Illinois (Champaign)	1964
Visiting Lecturer -	Lake Forest College	1966

2. Literary Work

(List the original written works of the nominee and state clearly the particular force and influence of that work which the nominators believe to be a notable contribution to the advancement of the profession, and state evidences of recognition of such work by other societies, the profession, educational institutions or the public.)

BOOK, TREATISE OR ARTICLE	SUBJECT	NAME OF BOOK OR PERIODICAL CONTAINING WORK	YEAR WORK PUBLISHED
Contributor -	PROGRESSIVE ARCHITECTURE		
Contributor -	YOUR CHURCH MAGAZINE		

NOMINEE'S ACHIEVEMENTS IN SERVICE TO THE PROFESSION

1. State fully the nominee's signal service to the profession, The Institute, his chapter, or his state organization, which the nominators believe has notably contributed to the advancement of the profession, and list the offices in architectural organizations occupied by the nominee and the period of each.

Member, Religious Architecture Committee/The American Institute
of Architects

Corporate Member, The American Institute of Architects from
1955 to date

Professional Member, Guild for Religious Architecture

Professional Member, American Society for Church Architecture

NOMINEE'S ACHIEVEMENT IN PUBLIC SERVICE

1. List the public offices held by the nominee and the positions of trust held by him in recognition of civic leadership, and state clearly his notable work in public service and the particular influence of that work which the nominators believe to be a notable contribution to the advancement of the profession.

Nominee was author of two major Civic proposals for the City of Chicago:

1. Near Northside Western Sector Report - A study sponsored by The Greater North Michigan Avenue Association of the City which included plans and proposals for a series of opportunity areas in the near northside of Chicago. This report was presented to the City in 1965.
2. Grand and Harlem Report - This study sponsored by a group of civic leaders included plans and recommendations for the revitalization of this particular section of the City of Chicago.

Property Tax Assessment Information by PIN

Enter the 10 to 14 digit Property Index Number (PIN)
with or without dashes for the property

[View Board of Review Appeal Schedule and Assessor Evidence](#)

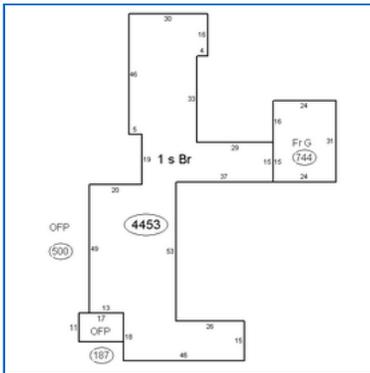
[Print Version](#)

Property Address

Pin: 16-36-300-008
 Street Address: 1021 LAKE COOK RD
 City: HIGHLAND PARK
 Zip Code: 60035
 Land Amount: \$119,023
 Building Amount: \$108,962
 Total Amount: \$227,985
 Township: Moraine
 Assessment Date: 2012

Property Characteristics

Neighborhood Number: 1836080
 Neighborhood Name: Marion
 Property Class: 104
 Class Description: Residential Improved
 Total Land Square Footage: 58828
 House Type Code: 43
 Structure Type / Stories: 1.0
 Exterior Cover: Brick
 Multiple Buildings (Y/N): N
 Year Built / Effective Age: 1959 / 1961
 Condition: Average
 Quality Grade: Good
 Above Ground Living Area (Square Feet): 4453
 Lower Level Area (Square Feet):
 Finished Lower Level (Square Feet):
 Basement Area (Square Feet): 0
 Finished Basement Area (Square Feet): 0
 Number of Full Bathrooms: 3
 Number of Half Bathrooms: 1
 Fireplaces: 2
 Garage Attached / Detached / Carport: 1 / 0 / 0
 Garage Attached / Detached / Carport Area: 744 / 0 / 0
 Deck / Patios: 0 / 0
 Deck / Patios Area: 0 / 0
 Porches Open / Enclosed: 0 / 0
 Porches Open / Enclosed Area: 0 / 0
 Pool: 0



[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	Sales Validation	Sale valuation definitions
		No Previous Sales Information Found.	Compulsory Sale

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. by an assessor the following day. roperty characteristics appearing on this page show any changes made by an assessor the following day. by an assessor the following day. by an assessor the following day.

Please note that the characteristic information shown above is only a summary of information extracted from the Township Assessor's property records. For more detailed and complete characteristic information please contact your local township assessor. Likewise, any errors/omissions/discrepancies should be discussed with the appropriate township office.

Youths Seized

(Story in adjoining column.)



George T. Donoghue Jr. concealing his cousin, John Kirby Roche, from cameras after the boy's arrest on charge of impersonating an FBI agent.



TRIBUNE Photos 1

James Ringling (left) and Joseph Knox Sparrow, also accused of impersonating FBI agents.

4 YOUTHS POSE AS FBI AGENTS ON NORTH SHORE

Members of Prominent Evanston Families.

Four Evanston boys were arraigned before United States Commissioner Edwin K. Walker yesterday and pleaded not guilty to charges of impersonating federal agents. They were released in bonds of \$1,000 each for a hearing Aug. 12.

They are James Conway Ringling, 16 years old, 1200 Forest avenue, Evanston, grandson of the late Charles Ringling, a founder of the Ringling Brothers circus, and son of Robert Ringling, a former opera singer who is now active in the circus management.

John Kirby Roche, 16, of 1316 Lake street, Evanston, son of John Pierre Roche, president of Roche, Williams, and Cunningham, advertising agency at 310 South Michigan avenue.

Joseph Knox Sparrow, 17, of 1214 Forest avenue, Evanston, a student at the North Shore Country Day school in Winnetka, and son of the late W. W. K. Sparrow, former first vice president of the Milwaukee road.

Eugene Glass, 18, of 1422 Wesley avenue, Evanston, a junior at the Evanston Township High school, and son of R. E. Glass, a painter and decorator.

Use Antique Guns.

Assistant United States Attorney Lawrence Miller said that the four youths had been supplied with four guns, two of them loaded, by Ringling who took them from his grandfather's collection of firearms.

They then called the New Trier High school, Winnetka, he said, and claimed they were FBI agents seeking names of girls who were likely prospects as government employes. They asked for names, addresses, and telephone numbers, Miller asserted, and were given several names by an office employe in the school.

Miller charged that they called one of the girls named by the office employe and told her they were FBI men seeking government employes. The four made a date to meet the girl, whose name was not revealed by the government, in a Wilmette drug

store Thursday night, according to Miller.

Girl Notified FBI.

The girl became suspicious, however, and when Roche met her Thursday night he also met FBI agents who had been called by her. Roche was said by Miller to have led the agents to a cottage in Highland Park, owned by one of the youths' families, where the other three boys were waiting. All four were arrested.

Before Walker yesterday Roche and Glass were sobbing, while Sparrow and Ringling stood unemotional.

The court proceedings were enlivened by unprecedented procedure when George T. Donoghue Jr., an assistant United States attorney, shielded Roche, his cousin, from photographers and pushed them aside when they sought to take his picture.

Historic Preservation Commission

928 Deerfield Road

To: Historic Preservation Commission
 From: Andrea West, Planner
 Date: 12/13/2012

<i>Year Built:</i>	c. 1880's/1935
<i>Style:</i>	L-Form/Cross Gabled Ell
<i>Structure:</i>	Single Family Residence
<i>Size:</i>	660 square feet
<i>Original Owner:</i>	Flora Krueger, George J. Williams
<i>Architect:</i>	Unknown
<i>Original Cost:</i>	Unknown
<i>Significant Features:</i>	Cross gable roofline with front gable bay and side gable wing on right (west) side; segmental arched window openings and header lintels; double header string course between basement and first floor
<i>Alterations:</i>	<ul style="list-style-type: none"> • Undated addition of east wing • Siding on porch wing (1979) • Undated replacement windows • Gutted Interior
<i>Staff Opinion:</i>	Staff recommends that the Commission discuss the structure at 928 Deerfield Road and how it may satisfy any of the landmark criteria listed below.



A demolition application has been submitted for the house at 928 Deerfield Road. The Lake County Tax Assessor's data states that the home was built in 1935, but the Bob-O-Link Historical Survey estimates a build date closer to the 1880's based on the architecture and materials. This home considered a contributing structure to the Survey Area. No original City permits or architectural drawings are in the City's archives. Recent City inspection files indicate that the home has suffered from significant neglect resulting in code violations and has not been occupied recently.

The brick home is one story of finished living space with a daylight basement; the gable does not contain living space. The eastern wing of the home is a later addition clad in aluminum siding.

Historic Preservation Commission

The original house form is described as “L-form” within the Historical Survey, but the home also meets several criteria of the “gabled ell” style from the late 1880’s. The Bob-O-Link Survey describes the “gabled ell” as the following:

The Gabled Ell is a vernacular type commonly built between 1870 and 1920. Floor plans were either L-shaped or T-shaped, with the projecting stem toward the street. Typically, there is an entrance with a small porch tucked into the interior corner of the ell. The survey area contains one example of the Gabled Ell house, built c. 1890, and ranked contributing.

Due to the age of the home, a lack of records and permit data are available to the City staff to piece together a true biographical picture of the home’s previous owners, however, Julia Johnas of the Highland Park Public Library provided some information about the earliest owners of the property:

The 1925 Polk’s Highland Park Street and Avenue Guide lists George J. Williams at 680 Deerfield Ave. He is listed at 680 Deerfield in the 1920 U.S. Census, as well, but later census and telephone directories list him at 216 McDaniels and 220 McDaniels. These are all pre-1950 street numbers.

At the time of his death in Oct. 1961, Williams was living at 897 Deerfield Rd. His obituary appeared in the October 26, 1961 HIGHLAND PARK NEWS. It stated that he was born on Dec. 10, 1889 in Highland Park and owned and operated the George Williams Grocery at 1566 McDaniels since 1924. He followed in his father Charles’ business, a butcher shop originally. His maternal grandmother, Flora Krueger, is listed as owner of Lot 30 on the 1899 tax assessment roll (Sheridan Road News-Letter, July 8, 1899), so it appears that the house was inherited through his mother's family.

Lot 30 now contains addresses 1566, 1572 McDaniels and 928 Deerfield Roads. The family store at 1566 has been replaced with a contemporary split-level (1950’s) and in 1925 a two story brick home (still standing) was built by George J. Williams at the 1572 McDaniels address.

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.

Historic Preservation Commission

- 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

In accordance with Section 170.040 Demolition of Dwellings(E)(1) Historic Preservation Commission Review, the Commission is asked to review the structure per within Section 24.015 of the Historic Preservation Regulations. If the Historic Preservation Commission determines that the Structure that is the subject of the Demolition Application satisfies:

- (1) Three or more of the Landmark Criteria within Section 24.015 of the Historic Preservation Regulations creating a mandatory 365-day Review Period commencing on the Application Completion date,
- (2) One or two of the Landmark Criteria within Section 24.015 of the Historic Preservation Regulations creating a mandatory 180-day Review Period commencing on the Application Completion date,
- (3) None of the Landmark Criteria within Section 24.015 of the Historic Preservation Regulations are met, and the Application for Demolition shall be processed.

Attachments

Location Map

Site Photos

Architectural Survey Entry

County Assessor Data



973

971

963

955

949

941

937

929

925

919

905

897

887

1632

Deerfield Rd

Deerfield Rd

Laurel Ave

970

964

950-958

942

932

928

1572

1566

1560

1552

904

898

884

880

874

1569

1561

1555

909

903

897

Mcdaniels Ave



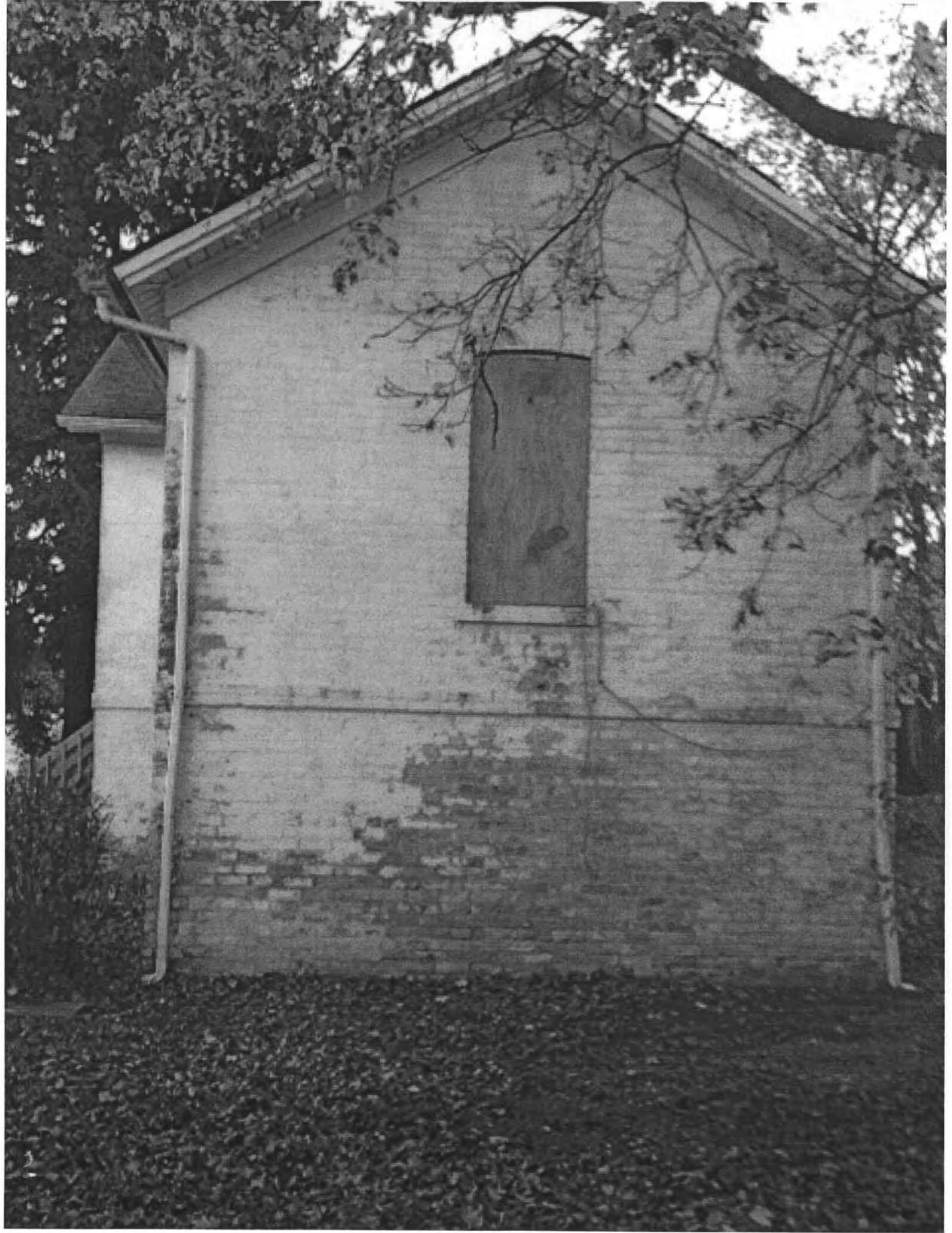
Deerfield Rd

Daniels Ave



928 DEERFIELD RD









Historic Preservation Commission

1831 Spruce Avenue

To: Historic Preservation Commission
From: Andrea West, Planner
Date: 12/13/2012

<i>Year Built:</i>	1947
<i>Style:</i>	Minimal Colonial Revival (Ranch)
<i>Structure:</i>	Single Family Residence
<i>Size:</i>	660 square feet
<i>Original Owner:</i>	Ruben Olson
<i>Architect:</i>	n/a
<i>Original Cost:</i>	\$26,000
<i>Significant Features:</i>	Low
<i>Alterations:</i>	<ul style="list-style-type: none">• 1961 addition of frame garage and breezeway
<i>Staff Opinion:</i>	Staff recommends that the Commission discuss the structure at 1831 Spruce Avenue and how it may satisfy any of the landmark criteria listed below.



A demolition application has been submitted for the house at 1831 Spruce Avenue in the West Side survey area; the survey does not contain a property specific entry. The home is a traditional 1940's single story brick structure. Elements used in the windows, doors and other details are typical of the colonial revival styles, while the massing of the home mirrors the traditional ranch style that was popular around the same time period. The later addition of the garage created a front façade dominated by the two-car garage. Other elements of the property such as the cast iron rails in the rear of the property are typical of suburban properties of this style and type.

The home was built in 1947 by Ruben Olson of the Olson Bothers contracting firm, the same year the Olson Brothers built four other homes featured within surveys of Highland Park: 1576 Cavell, 1643 Huntington, and 1440 Sherwood. While a number of these homes were built for speculative purposes, Ruben Olson is listed as the owner on permits into 1951. After Ruben Olson sold the home, a Ms. Virginia Suess lived in the property beginning in the 1960's. Ms. Suess's husband, a Dr. Lustigman lived in the property in the late 1980's. Ms. Suess passed away

Historic Preservation Commission

in 1975. Very little biographical information is available on the builder or occupants of this property.

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

In accordance with Section 170.040 Demolition of Dwellings(E)(1) Historic Preservation Commission Review, the Commission is asked to review the structure per within Section 24.015 of the Historic Preservation Regulations. If the Historic Preservation Commission determines that the Structure that is the subject of the Demolition Application satisfies:

- (1) Three or more of the Landmark Criteria within Section 24.015 of the Historic Preservation Regulations creating a mandatory 365-day Review Period commencing on the Application Completion date,

Historic Preservation Commission

- (2) One or two of the Landmark Criteria within Section 24.015 of the Historic Preservation Regulations creating a mandatory 180-day Review Period commencing on the Application Completion date,
- (3) None of the Landmark Criteria within Section 24.015 of the Historic Preservation Regulations are met, and the Application for Demolition shall be processed.

Attachments

Location Map

Site Photos

Architectural Survey Entry

County Assessor Data

RECEIVED

11-2-2012

CITY OF HARTFORD
PLANNING & ZONING



RECEIVED

NOV - 2 2012





RECEIVED

MAY - 2 2012

Highland Park
Soc. Sec.



Historic Preservation Commission

Certificate of Economic Hardship – 434 Marshman Street

To: Historic Preservation Commission
From: Andy Cross, Planner II
Date: December 13, 2012

Application Summary

Earlier this year the owners of 434 Marshman Street applied for a Certificate of Appropriateness to allow the demolition of their locally-landmarked home. The application was denied, so the owners followed up with an application to the HPC for a Certificate of Economic Hardship in August, 2012. The Historic Preservation Commission discussed the request and, following extensive discussion, denied the application. The home owners, Gerard and Sabina Brown, appealed the Commission's denial to the City Council on September 24, 2012. The City Council remanded the petition back to the HPC pending the submission of a property appraisal and other information requested by the Commission.

In response to the direction from the Council, the applicants have submitted two formal offers of purchase and a certified property appraisal for the Historic Preservation Commission's consideration and are once again requesting a Certificate of Economic Hardship to allow the demolition of their house.

Fair Market Value & Appraisal

at the HPC's August, 2012 meeting, the owners of 434 Marshman provided an estimated Fair Market Value for their house of \$650,000. To determine this value, the owners evaluated the sales price of five homes in rough proximity to their house and determined the sales price per square foot of each house. The five homes, ranging in size from 1,300 to 1,800 square feet, averaged a sales price of \$243.74 per square foot. When this value was applied to the house at 434 Marshman, which is 2,668 square feet in size, the owners determined the house had a Fair Market Value of **\$650,305**.

The Historic Preservation Commission indicated that the properties used for comparable sales figures did not appear to have taken some important factors into account, such as the size of the property or the neighborhood. The Commission indicated a certified appraisal would be required to provide an objective, third-party determination of the house's Fair Market Value and a reasonable economic return.

Certified Residential Appraisal

The applicants have provided a Residential Appraisal Summary Report by *Market Value, Inc.* dated October 13, 2012. The report provides the following information:

- The appraisal determined that the house has a value of **\$470,000**.
- The houses used for comparable sales are within one mile of the subject property, have an average per-square-foot cost of \$226, and are at least 55 years old.

Historic Preservation Commission

- The appraisal summary indicates that the appraisal is “based on the assumption that the house does not have landmark status”.

The Commission may wish to request clarification on what impact the assumption of having a landmark status vs. not having a landmarked status may have on the appraised value.

Offers of Purchase

At the August, 2012 discussion of the Certificate of Economic Hardship, the applicants indicated they received offers of \$550,000 and \$450,000 on their house if the landmark status were removed. These figures were determined to be relevant to the establishment of an economic hardship and the Historic Preservation Commission asked for documentation of these offers. The applicants could not provide any written verification of the purchase offers at that point.

Since this hearing, the applicants have submitted two written purchase offers for the Commission’s consideration. The first, dated March 18, 2010, is for **\$550,000**. The second, dated October 22, 2012, is for **\$450,000**. Both offers are contingent in the current owners obtaining a permit to demolish the house from the City of Highland Park.

Economic Hardship

The owners have submitted a summary of their argument for an Economic Hardship. According to the applicants’ submittal, the current sales price for the house “as-is” with the landmark status is **\$425,000**. The house’s appraised market value is **\$470,000**. Using these figures, a \$45,000 economic hardship could be shown. It may be important to note that to date, the owners have not received an offer on the house in its as-is condition with the landmark status. The latest offer was for **\$450,000**, but contingent on the ability to demolish the house. Based on the appraised value, a sale at this price could mean the house suffered an economic hardship of \$20,000.

The owners have provided a summary of the Certificate of Economic Hardship consideration for 90 Ridge Road that took place in 2005. The summary identifies the difference in assessed values between 90 Ridge and 434 Marshman, as well as the loss of fair market value of each house as a result of a local landmark status. The loss is greater for 434 Marshman, but the assessed value and purchase offers are also higher.

Application History and Previous Considerations

The following application summary of 434 Marshman’s request for a Certificate of Economic Hardship was presented to the City Council at their September 24, 2012 meeting. It can provide a helpful summary of all that has happened with this petition up to this point:

The Albert Campbell house at 434 Marshman Street was designated a local landmark with owner consent in 1991. The landmark nomination was submitted by Irv Wagner, then the Chairman of the Historic Preservation Commission. According to the nomination form, the “low-slung bungalow style house was probably built in the late 20’s and early 30’s. Interesting stained glass and etched glass windows and window configurations make this one of the finest

Historic Preservation Commission

bungalows in Highland Park.” The landmark nomination indicated that the structure met Landmark Criteria #4 and #6:

- (4) It embodies distinguishing characteristics of an architectural and/or landscape style valuable for the study of a specific time period, type, method of construction or use or indigenous materials;
- (6) It embodies, overall, elements of design, detailing, materials, and/or craftsmanship that renders it architecturally, visually, aesthetically, and/or culturally significant and/or innovative;

The current owners of the house, Gerard and Sabina Brown, petitioned the Historic Preservation Commission to remove the existing Local Landmark status on their house in May 2011. In order to remove the landmark status in accordance with Section 24.025 (K), the property would either have to be lawfully demolished, or the reasons for initially landmarking the property would have to no longer be present (e.g. destroyed by fire or tornado). The Commission did not reach either of these findings, so the landmark status presently remains in effect.

The owners then submitted an application for a Certificate of Appropriateness (COA) to demolish their house that was heard by the Historic Preservation Commission on May 10, 2012. As a designated landmark, the house is considered a Regulated Structure and a COA is required to undertake any Regulated Activity. A Regulated Activity is, “Any act or process involving the erection, construction, reconstruction, rehabilitation, repair, relocation, alteration, or *demolition* of a Regulated Structure.”

The Historic Preservation Commission discussed the application for a COA to demolish using the Standards for a Certificate of Appropriateness established in Section 24.030 (D) of the City Code. Many of the standards relate to architectural and design modifications being sensitive to the historic nature of protected landmarks or structures. These did not apply to the Marshman Street application because no structural or architectural modification was proposed. COA Standard number 12, however, was relevant to the discussion:

(12) Destruction or alteration of the historic features. The distinguishing historic qualities or character of a Landmark Regulated Structure or Contributing Regulated Structure and its environment shall not be destroyed. The Alteration of any historic or material or distinctive architectural features should be avoided when possible.

The Commission found that the proposal to demolish the house at 434 Marshman did not satisfy this standard and voted unanimously (6-0) to deny the Certificate of Appropriateness.

Following the denial of the COA, the owners submitted an application for a Certificate of Economic Hardship. The intent of the Certificate of Economic Hardship process is to give the property owners the opportunity to demonstrate that their locally-landmarked house cannot be put to a reasonable beneficial use or that the owners cannot obtain a reasonable economic

Historic Preservation Commission

return from the house without the issuance of a Certificate of Appropriateness for a specific Regulated Activity. In the case of 434 Marshman, the Regulated Activity is the desired demolition of the house.

Section 24.035 establishes the regulations for Certificates of Economic Hardship and permits a building permit to be issued for a Regulated Activity for which a Certificate of Appropriateness has been denied. The regulations require demonstration that without the approval of the proposed Regulated Activity, the Landmark Structure cannot be put to a reasonable beneficial use or cannot obtain a reasonable economic return.

Section 24.035(C) establishes the documentation required to substantiate an economic hardship. These include original purchase information, assessed values, real estate taxes, current property appraisals, and property sale information (listing price, offers received, etc.). The documentation submitted by the owners of 434 Marshman are included in the attachments to this memo. The property was purchased in 2001 for \$360,000. The owners estimate that the current fair market value of the property is \$650,000 without the landmark status. With the landmark designation on the house, the owner's estimated value is \$425,000. The owner's petition argues that the landmark status on the property is devaluing it by \$225,000.

The Commission discussed the economic hardship information provided by the applicants at the August 9th meeting. The Commission noted that estimated current fair market value of the house was determined using prices for recent housing sales in the area provided to them by their realtor. The HPC indicated that the properties used for comparable sales figures did not appear to have taken some important factors into account, such as the size of property or the neighborhood. It was also noted that the applicants had not obtained a certified appraisal of their property and that this would have helped provide an objective, third-party determination of the fair market value and reasonable economic return value for the house at 434 Marshman.

Item 24.035(C)(13) requires applicants to provide information about the economic feasibility of rehabilitating a landmark structure as part of an Economic Hardship petition. The owners of 434 Marshman provided an estimate, included as Exhibit E in their application, for the work necessary to rehabilitate the house and bring it up to current marketable standards. The rehabilitation of the house is estimated by the applicant to be over \$612,000. The itemized estimates included over \$120,000 to remodel the home's two bathrooms and \$127,050 to remodel the kitchen. Historic Preservation Commissioner Nancy Becker, a practicing architect in Highland Park, noted the estimates were on the high end and felt the work could be done less expensively. Ex-Officio HPC Member Susan Benjamin agreed, noting that she has worked on many historic renovations and was aware of techniques and products that could help lower the costs of rehabilitating the old house. The Commission also noted that the estimates for repair were prepared by a sibling of one of the owners who is a licensed and practicing architect, and considered that an alternative cost estimate prepared by an unrelated third-party would be more credible.

The Historic Preservation Commission then voted unanimously (7-0) to deny the Certificate of Appropriateness based on the following findings:

Historic Preservation Commission

- The house was presently providing shelter for the owners and is being put to a reasonable beneficial use as a single-family property
- The house can be sold for a reasonable economic return, even if it is less than the fair market value as determined by the non-appraisal means presented

The Commission had extensive discussion about what constituted “reasonable economic return.” Commissioner Gerald Fradin stated that, within the context of a Certificate of Economic Hardship, reasonable economic return cannot be fair market value because it would mean any owner of a landmark property could petition for demolition based on a showing that their property is worth slightly less than fair market value by virtue of its landmark status. This should not provide grounds to approve the demolition of a historic structure. It was noted, however, that a reasonable economic return should be somewhere near the fair market value and having a formal appraised value of 434 Marshman would have helped the Commission discuss what that might be. The applicants indicated they felt that “reasonable economic return” should be defined as the fair market value of the property.

City Council Decision

After discussion and input from the public, Councilman Mandel made a motion to remand the petition for a Certificate of Economic Hardship back to the Historic Preservation Commission pending the submission of an appraisal and other information that staff and the Commission would require to further examine the application for a Certificate of Economic Hardship for 434 Marshman. The motion was approved by a unanimous vote of (6-0).

Recommended Action

The Commission is asked to discuss the application for a Certificate of Economic Hardship for 434 Marshman with respect to the new information supplied by the owners. Specifically, the Commission is asked to discuss whether the house at 434 Marshman can provide a reasonable economic return if the Certificate of Appropriateness for the demolition is not granted.

Attachments

Applicant Cover Letter dated November 17, 2012
Purchase Offer dated 3/18/2010
Purchase Offer dated 10/22/2012
Real Estate Appraisal for 434 Marshman Street, dated 10/13/12
Applicant’s Summary Table of Economic Hardship
Applicant’s Comparison with 90 Ridge Road CEH
HPC Staff Memo from the August 9, 2012 Meeting
Minutes from HPC Meeting of August 9, 2012
City Council Action for 434 Marshman Appeal, dated 9/24/2012
Minutes from City Council Meeting of 9/24/2012

**Gerard M. Brown
434 Marshman Street
Highland Park, Illinois**

November 17, 2012

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

Dear Commissioners:

We once again come before you to request a Certificate of Economic Hardship to allow for the demolition of the house located at 434 Marshman Avenue, Highland Park, Illinois. Per the City Council Meeting, I have attached the following information for your review and for discussion at the next Historic Preservation Committee Meeting.

1. Multi-Board Residential Real Estate Contract dated 02-18-10.
2. Multi-Board Residential Real Estate Contract dated 10-22-12.
3. Certified Residential Appraisal dated 10-13-12.
4. City of Highland Park Tax Freeze Letter dated 10-08-91.
5. Janet Steinberg's Tax Freeze letter dated 10-31-91.
4. 90 Ridge / 434 Marshman Comparison document dated 11-17-12.
5. Economic Hardship Document dated 11-17-12.

Based on the attached information the landmark status designation on the building has devalued the fair market value of the property by \$125,000. That amount is based on the current sales price of the house. In the future should the sales price of the house need to be further reduced, the economic hardship increases by the amount of the price reduction.

Once again we would appreciate you approving our request for a Certificate of Economic Hardship to allow for the demolition of the house located at 434 Marshman Avenue, Highland Park, Illinois.

If you should have any questions please call.

Respectfully submitted,



Gerard and Sabina Brown.



MULTI-BOARD RESIDENTIAL REAL ESTATE CONTRACT 5.0



- 1 **1. THE PARTIES:** Buyer and Seller are hereinafter referred to as the "Parties".
- 2 Buyer(s) (Please Print) Lisa and Jeff Aronin
- 3 Seller(s) (Please Print) Owner of record
- 4 **If Dual Agency applies, complete Optional Paragraph 41.**
- 5 **2. THE REAL ESTATE:** Real Estate shall be defined as the Property, all improvements, the fixtures and
- 6 Personal Property included therein. Seller agrees to convey to Buyer or to Buyer's designated grantee, the
- 7 Real Estate with the approximate lot size or acreage of 100x145 commonly known as:
- 8 434 Marshman Highland Park Illinois 60035
- 9 Address City State Zip
- 10 Lake 16253150000
- 11 County Unit # (if applicable) Permanent Index Number(s) of Real Estate
- 12 **If Condo/Coop/Townhome Parking is Included:** # of space(s) ____; identified as Space(s) # _____;
- 13 (check type) deeded space limited common element assigned space.
- 14 **3. FIXTURES AND PERSONAL PROPERTY:** All of the fixtures and included Personal Property are owned by
- 15 Seller and to Seller's knowledge are in operating condition on the Date of Acceptance, unless otherwise
- 16 stated herein. Seller agrees to transfer to Buyer all fixtures, all heating, electrical, plumbing and well systems
- 17 together with the following items of Personal Property by Bill of Sale at Closing:
- 18 [Check or enumerate applicable items]
- 19 Refrigerator Central Air Conditioning Central Humidifier Light Fixtures, as they exist
- 20 Oven/Range/Stove Window Air Conditioners Water Softener (owned) Built-in or Attached Shelving
- 21 Microwave Ceiling Fan(s) Sump Pumps All Window Treatments & Hardware
- 22 Dishwasher Intercom System Electronic or Media Air Filter Existing Storms & Screens
- 23 Garbage Disposal TV Antenna System Central Vac & Equipment Fireplace Screens/Doors/Grates
- 24 Trash Compactor Satellite Dish Security Systems (owned) Fireplace Gas Logs
- 25 Washer Outdoor Shed Garage Door Openers Invisible Fence System, Collars & Box
- 26 Dryer Planted Vegetation with all Transmitters Smoke Detectors
- 27 Attached Gas Grill Outdoor Playsets All Tacked Down Carpeting Carbon Monoxide Detectors
- 28 **Other items included: This contract is contingent on the seller obtaining from the City of Highland Park a**
- 29 **Items NOT included: permit to tear down the house.**
- 30 Seller warrants to Buyer that all fixtures, systems and Personal Property included in this Contract shall be in
- 31 operating condition at Possession, except: _____.
- 32 A system or item shall be deemed to be in operating condition if it performs the function for which it is
- 33 intended, regardless of age, and does not constitute a threat to health or safety.
- 34 **Home Warranty** shall shall not be included at a Premium not to exceed \$ _____.
- 35 **4. PURCHASE PRICE:** Purchase Price of \$ 550,000 shall be paid as follows: Initial earnest money
- 36 of \$ 1,000 by check, cash OR note due on _____, 20____ to be increased
- 37 to a total of \$ 50,000 by 48 hours after attorney approval, 20____. The earnest money shall be held by the
- 38 [check one] Seller's Broker Buyer's Broker as "Escrowee", in trust for the mutual benefit of the Parties.
- 39 The balance of the Purchase Price, as adjusted by prorations, shall be paid at Closing by wire transfer of

Buyer Initial _____	Buyer Initial _____	Seller Initial _____	Seller Initial _____
Address <u>434 Marshman</u>		<u>Highland Park</u>	<u>Illinois</u> <u>60035</u> v5.0e

479 THIS DOCUMENT WILL BECOME A LEGALLY BINDING CONTRACT WHEN SIGNED BY ALL PARTIES AND
480 DELIVERED TO THE PARTIES OR THEIR AGENTS.

481 The Parties represent that the text of this form has not been altered and is identical to the official Multi-Board
482 Residential Real Estate Contract 5.0.

483 2/18/2010
484 Date of Offer _____ DATE OF ACCEPTANCE _____
485 [Signature]
486 Buyer Signature _____ Seller Signature _____
487 [Signature]
488 Buyer Signature _____ Seller Signature _____
489 **Lisa and Jeff Aronin**
490 Print Buyer(s) Name(s) [Required] _____ **Owner of record**
491 410 Marshman
492 Address _____ Print Seller(s) Name(s) [Required] _____
493 Highland Park IL 60035
494 City State Zip _____ Address _____
495 847-778-9969
496 Phone E-mail _____ Phone _____ State _____ Zip _____
497

FOR INFORMATION ONLY

498 Coldwell Banker		Baird & Warner	3104
499 Buyer's Broker	MLS #	Seller's Broker	MLS #
500 Merle Styer	31115	Wilma Korn	39781
501 Buyer's Designated Agent	MLS #	Seller's Designated Agent	MLS #
502 847-933-7600	847-415-6728	847-370-2063	
503 Phone	Fax	Phone	Fax
504 sty7@comcast.net		wasbad@aol.com	
505 E-mail		E-mail	
506			
507 Buyer's Attorney	E-mail	Seller's Attorney	E-mail
508			
509 Phone	Fax	Phone	Fax
510			
511 Mortgage Company	Phone	Homeowner's/Condo Association (if any)	Phone
512			
513 Loan Officer	Phone/Fax	Management Co. /Other Contact	Phone

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516 Association).
Approved by the following organizations as of July 20, 2009
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518 Northwest Suburban Bar Association · Chicago Association of REALTORS®
519 Mainstreet Organization of REALTORS® · Aurora-Tri County Association of REALTORS® · West Towns Board of REALTORS®
520 REALTOR® Association of Northwest Chicagoland · REALTOR® Association of the Fox Valley
521 Oak Park Area Association of REALTORS® · McHenry Association of REALTORS® · Three Rivers Association of REALTORS®
522 North Shore-Barrington Association of REALTORS®

523 **Seller Rejection:** This offer was presented to Seller on _____, 20__ at ____:____ AM/PM
524 and rejected on _____, 20__ at ____:____ AM/PM (Seller initials).

Buyer Initial [Signature] Buyer Initial [Signature] Seller Initial _____ Seller Initial _____
Address 434 Marshman Highland Park Illinois 60035 v5.0



MULTI-BOARD RESIDENTIAL REAL ESTATE CONTRACT 5.0



1 1. THE PARTIES: Buyer and Seller are hereinafter referred to as the "Parties".

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3 Seller(s) (Please Print) Owner of record

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7 Real Estate with the approximate lot size or acreage of 100x145 commonly known as:

8 434 Marshman Highland Park Illinois 60035
9 Address City State Zip
10 Lake 16253150000
11 County Unit # (if applicable) Permanent Index Number(s) of Real Estate

12 If Condo/Coop/Townhome Parking is Included: # of space(s) ; identified as Space(s) #
13 (check type) deeded space limited common element assigned space.

14 3. FIXTURES AND PERSONAL PROPERTY: All of the fixtures and included Personal Property are owned by
15 Seller and to Seller's knowledge are in operating condition on the Date of Acceptance, unless otherwise
16 stated herein. Seller agrees to transfer to Buyer all fixtures, all heating, electrical, plumbing and well systems
17 together with the following items of Personal Property by Bill of Sale at Closing:

18 [Check or enumerate applicable items]

- 19 Refrigerator Central Air Conditioning Central Humidifier Light Fixtures, as they exist
20 Oven/Range/Stove Window Air Conditioners Water Softener (owned) Built-in or Attached Shelving
21 Microwave Ceiling Fan(s) Sump Pumps All Window Treatments & Hardware
22 Dishwasher Intercom System Electronic or Media Air Filter Existing Storms & Screens
23 Garbage Disposal TV Antenna System Central Vac & Equipment Fireplace Screens/Doors/Grates
24 Trash Compactor Satellite Dish Security Systems (owned) Fireplace Gas Logs
25 Washer Outdoor Shed Garage Door Openers Invisible Fence System, Collars & Box
26 Dryer Planted Vegetation with all Transmitters Smoke Detectors
27 Attached Gas Grill Outdoor Playsets All Tacked Down Carpeting Carbon Monoxide Detectors

28 Other items included: This contract is contingent on the seller obtaining from the City of Highland Park a ISA LA
29 Items NOT included: permit to tear down the house, and to have it torn down without complications by closing.
30 Seller warrants to Buyer that all fixtures, systems and Personal Property included in this Contract shall be in
31 operating condition at Possession, except:

32 A system or item shall be deemed to be in operating condition if it performs the function for which it is
33 intended, regardless of age, and does not constitute a threat to health or safety.

34 Home Warranty shall shall not be included at a Premium not to exceed \$

35 4. PURCHASE PRICE: Purchase Price of \$ 550,000 \$ 450,000 \$ 725,000 ISA LA
36 of \$ 1,000 by check, cash OR note due on 20 to be increased
37 to a total of \$ 50,000 by 48 hours after attorney approval, 20. The earnest money shall be held by the
38 [check one] Seller's Broker Buyer's Broker as "Escrowee", in trust for the mutual benefit of the Parties.
39 The balance of the Purchase Price, as adjusted by prorations, shall be paid at Closing by wire transfer of

Buyer Initial LA Buyer Initial ISA Seller Initial Seller Initial
Address 434 Marshman Highland Park Illinois 60035 v5.0e

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 480 DELIVERED TO THE PARTIES OR THEIR AGENTS.

481 The Parties represent that the text of this form has not been altered and is identical to the official Multi-Board
 482 Residential Real Estate Contract 5.0.

483 2/18/2010 10/22/12531
 484 Date of Offer _____ DATE OF ACCEPTANCE _____
 485 Qua Crona
 486 Buyer Signature _____ Seller Signature _____
 487 Jeff Aronin
 488 Buyer Signature _____ Seller Signature _____
 489 **Lisa and Jeff Aronin** **Owner of record**
 490 Print Buyer(s) Name(s) [Required] _____ Print Seller(s) Name(s) [Required] _____
 491 410 Marshman
 492 Address _____ Address _____
 493 Highland Park IL 60035
 494 City State Zip _____ City State Zip _____
 495 847-778-9969
 496 Phone E-mail _____ Phone E-mail _____

497 **FOR INFORMATION ONLY**

498 Coldwell Banker		Baird & Warner	3104
499 Buyer's Broker	MLS #	Seller's Broker	MLS #
500 Merle Styer	31115	Wilma Korn	39781
501 Buyer's Designated Agent	MLS #	Seller's Designated Agent	MLS #
502 847-933-7600	847-415-6728	847-370-2063	
503 Phone	Fax	Phone	Fax
504 sty7@comcast.net		wasbad@aol.com	
505 E-mail		E-mail	
506 _____			
507 Buyer's Attorney	E-mail	Seller's Attorney	E-mail
508 _____			
509 Phone	Fax	Phone	Fax
510 _____			
511 Mortgage Company	Phone	Homeowner's/Condo Association (if any)	Phone
512 _____			
513 Loan Officer	Phone/Fax	Management Co. /Other Contact	Phone

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 516 Association).

Approved by the following organizations as of July 20, 2009

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- 521 Oak Park Area Association of REALTORS® · McHenry Association of REALTORS® · Three Rivers Association of REALTORS®
- 522 North Shore-Barrington Association of REALTORS®

523 **Seller Rejection:** This offer was presented to Seller on _____, 20__ at ____:____ AM/PM
 524 and rejected on _____, 20__ at ____:____ AM/PM _____ (Seller initials).

Buyer Initial <u>JA</u>	Buyer Initial <u>JA</u>	Seller Initial _____	Seller Initial _____
Address 434 Marshman		Highland Park	Illinois 60035 v5.0

SUMMARY OF SALIENT FEATURES

SUBJECT INFORMATION	Subject Address	434 Marshman Ave
	Legal Description	See title policy
	City	Highland Park
	County	Lake
	State	IL
	Zip Code	60035
	Census Tract	8656.00
	Map Reference	29404
SALES PRICE	Sale Price	\$ NA
	Date of Sale	NA
CLIENT	Borrower/Client	NA
	Client	Brown, Gary and Gerard
DESCRIPTION OF IMPROVEMENTS	Size (Square Feet)	2,158
	Price per Square Foot	\$
	Location	Good
	Age	72
	Condition	Average
	Total Rooms	6
	Bedrooms	3
	Baths	2.0
APPRAISER	Appraiser	Daniel L Griffith
	Date of Appraised Value	October 4, 2012
VALUE	Opinion of Value	\$ 470,000

RESIDENTIAL APPRAISAL SUMMARY REPORT

File No.: 0928121

Property Address: 434 Marshman Ave City: Highland Park State: IL Zip Code: 60035
County: Lake Legal Description: See title policy Assessor's Parcel #: 16-25-315-001
Tax Year: 2011 R.E. Taxes: \$ 13,495 Special Assessments: \$ 0.00 Borrower (if applicable): NA
Current Owner of Record: Brown, Gerard Occupant: [X] Owner [] Tenant [] Vacant [] Manufactured Housing
Project Type: [] PUD [] Condominium [] Cooperative [] Other (describe) HOA: \$ 0 [] per year [] per month
Market Area Name: Highland Park Map Reference: 29404 Census Tract: 8656.00

The purpose of this appraisal is to develop an opinion of: [] Market Value (as defined), or [X] other type of value (describe) See below.
This report reflects the following value (if not Current, see comments): [X] Current (the Inspection Date is the Effective Date) [] Retrospective [] Prospective
Approaches developed for this appraisal: [X] Sales Comparison Approach [] Cost Approach [] Income Approach (See Reconciliation Comments and Scope of Work)
Property Rights Appraised: [X] Fee Simple [] Leasehold [] Leased Fee [] Other (describe)
Intended Use: Estimate market value based upon an extraordinary assumption that the subject does not have landmark status.
Intended User(s) (by name or type): Brown, Gary and Gerard
Client: Brown, Gary and Gerard Address: 434 Marshman Ave, Highland Park, IL 60035
Appraiser: Daniel L Griffith Address: 1860 N Damen Ave, Fourth Floor, Chicago, IL 60647

Location: [] Urban [X] Suburban [] Rural
Built up: [X] Over 75% [] 25-75% [] Under 25%
Growth rate: [] Rapid [X] Stable [] Slow
Property values: [] Increasing [] Stable [] Declining
Demand/supply: [] Shortage [X] In Balance [] Over Supply
Marketing time: [] Under 3 Mos. [] 3-6 Mos. [X] Over 6 Mos.
Predominant Occupancy: [X] Owner [] Tenant [X] Vacant (0-5%) [] Vacant (>5%)
One-Unit Housing: PRICE \$58,000 AGE 150 yrs
Present Land Use: One-Unit 100%
Change in Land Use: [X] Not Likely [] Likely * [] In Process *
Market Area Boundaries, Description, and Market Conditions (including support for the above characteristics and trends): The subject is located in the south eastern portion of the City of Highland Park. The immediate area consists of brick and frame single-family residences varying in style and age, all exhibiting good maintenance. The subject is convenient to schools, parks and Ravinia with average distance to most other amenities. No external obsolescence was noted. Typical mortgage loans in the area are FHA and Conventional. No loan concessions are assumed to affect value. Typical marketing times exceed 180 days. At present, supply and demand are in equilibrium with increasing property values. Year over year mean sale prices have increased 10%, median sale prices have increased 6%, per MRED MLS.

Dimensions: 100 x 145 Site Area: 14,500 Sq.Ft.
Zoning Classification: R6 Description: Single-Family Residential
Zoning Compliance: [X] Legal [] Legal nonconforming (grandfathered) [] Illegal [] No zoning
Are CC&Rs applicable? [X] Yes [] No [] Unknown Have the documents been reviewed? [] Yes [X] No Ground Rent (if applicable) \$ /
Highest & Best Use as improved: [X] Present use, or [] Other use (explain)
Actual Use as of Effective Date: Single-family residence Use as appraised in this report: Single-family residence
Summary of Highest & Best Use: Due to the subjects contributory value, the highest and best use of the site is as a single-family residence.

Utilities: Electricity [X] Gas [X] Water [X] Sanitary Sewer [X] Storm Sewer [X]
Off-site Improvements: Street Asphalt, Curb/Gutter Concrete, Sidewalk Concrete, Street Lights Overhead, Alley None
Topography: Level Typical for area, Shape Rectangular, Drainage Adequate, View Residential
Other site elements: [] Inside Lot [X] Corner Lot [] Cul de Sac [] Underground Utilities [] Other (describe)
FEMA Spec'l Flood Hazard Area [] Yes [X] No FEMA Flood Zone X FEMA Map # 17097C0291G FEMA Map Date 11/16/2006
Site Comments: No adverse conditions were noted.

General Description: # of Units 1, # of Stories One, Type Det., Design (Style) Ranch, Actual Age (Yrs.) 72, Effective Age (Yrs.) 40
Exterior Description: Foundation Concrete block, Exterior Walls Wood frame, Roof Surface Asphalt shingle, Gutters & Dwnspts. Aluminum, Window Type Various, Storm/Screens Yes
Foundation: Slab 0, Crawl Space Partial, Basement Partial, Sump Pump [X], Dampness [], Settlement None, Infestation None
Basement: Area Sq. Ft. 448, % Finished 5, Ceiling Open joist, Walls Ptd block, Floor Ceramic tile, Outside Entry No
Heating: Type Hot water, Fuel Gas
Cooling: Central CAC, Other None
Interior Description: Floors Hrdwd,CT-Average, Walls Plstr,Panel-Average, Trim/Finish Wood-Average, Bath Floor Marble,CT-Average, Bath Wainscot Granite,Fbrqls-Avg, Doors Wood-Average
Appliances: Refrigerator, Range/Oven, Disposal, Dishwasher, Fan/Hood, Microwave, Washer/Dryer
Attic: [] None
Amenities: Fireplace(s) # 1, Woodstove(s) # 0, Patio Stone, Deck None, Porch None, Fence Wrought iron, Pool None
Car Storage: [] None, Garage # of cars (2 Tot.), Attach., Detach. 2, Blt.-In, Carport, Driveway x, Surface Conc/Flagstone

Finished area above grade contains: 6 Rooms, 3 Bedrooms, 2.0 Bath(s), 2,158 Square Feet of Gross Living Area Above Grade
Additional features: Stone patio in the rear yard. Wood burning fireplace in the living room. Finished room behind the garage which is non-contiguous to the main house, not included in livable area and has no contributory value.
Describe the condition of the property (including physical, functional and external obsolescence): See attached addenda.



RESIDENTIAL APPRAISAL SUMMARY REPORT

File No.: 0928121

My research did did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Data Source(s): MRED MLS/Assessor

1st Prior Subject Sale/Transfer	Analysis of sale/transfer history and/or any current agreement of sale/listing: There is no reported three year sales history for the subject residence or one year sales history for the comparable sales, unless otherwise noted. The subject is currently on the market (341 days) at a list price of \$450,000, original list price was \$500,000, per MRED MLS #07939703.
Date: NA	
Price:	
Source(s): MRED MLS/Assessor	
2nd Prior Subject Sale/Transfer	
Date: NA	
Price:	
Source(s): MRED MLS/Assessor	

SALES COMPARISON APPROACH TO VALUE (if developed) The Sales Comparison Approach was not developed for this appraisal.

FEATURE	SUBJECT	COMPARABLE SALE # 1			COMPARABLE SALE # 2			COMPARABLE SALE # 3		
Address	434 Marshman Ave Highland Park, IL 60035	856 Broadview Ave Highland Park, IL 60035			236 Elder Ln Highland Park, IL 60035			244 Pierce Rd Highland Park, IL 60035		
Proximity to Subject		0.33 miles W			1.04 miles SE			1.02 miles SE		
Sale Price	\$ NA	\$ 457,000			\$ 455,000			\$ 470,000		
Sale Price/GLA	\$ /sq.ft.	\$ 225.01 /sq.ft.			\$ 229.10 /sq.ft.			\$ 225.10 /sq.ft.		
Data Source(s)	Inspection	MRED MLS #07920092			MRED MLS #07965885			MRED MLS #08047532		
Verification Source(s)	Assessor	Assessor/162 DOM			Assessor/143 DOM			Assessor/34 DOM		
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjust.	DESCRIPTION	+(-) \$ Adjust.	DESCRIPTION	+(-) \$ Adjust.	DESCRIPTION	+(-) \$ Adjust.	
Sales or Financing Concessions	None	Conventional		Conventional		Conventional		Conventional		
Date of Sale/Time	NA	06/22/2012		06/29/2012		06/20/2012		06/20/2012		
Rights Appraised	Fee Simple	Fee Simple		Fee Simple		Fee Simple		Fee Simple		
Location	Good	Good		Good		Good/Ravine	-10,000	Good/Ravine	-10,000	
Site	14,500 Sq.Ft.	12,159 SF		6,897 SF	+16,000	10,666 Sq.Ft.	+8,000	10,666 Sq.Ft.	+8,000	
View	Residential	Residential		Residential		Residential		Residential		
Design (Style)	Ranch	Split level		Ranch		Ranch		Ranch		
Quality of Construction	Wood frame	Brick/Frame		Brick	-10,000	Brick/Cedar		Brick/Cedar		
Age	72	57		58		62		62		
Condition	Average	Average		Average		Average		Average		
Above Grade Room Count	Total Bdrms Baths	Total Bdrms Baths		Total Bdrms Baths		Total Bdrms Baths		Total Bdrms Baths		
	6 3 2.0	6 3 2.1	-5,000	7 3 2.0		7 3 2.0		7 3 2.0		
Gross Living Area	2,158 sq.ft.	2,031 sq.ft.	+9,525	1,986 sq.ft.	+12,900	2,088 sq.ft.	0	2,088 sq.ft.	0	
Basement & Finished Rooms Below Grade	Partial No value finish	Partial Rec room	-5,000	Full RR/BR/Bath	-10,000 -15,000	None NA	+5,000	None NA	+5,000	
Functional Utility	Three bedroom	Three bedroom		Three bedroom		Three bedroom		Three bedroom		
Heating/Cooling	GHW/CAC	GFA/CAC		GFA/CAC		GHW/CAC		GHW/CAC		
Energy Efficient Items	Strms/Scrns	Strms/Scrns		Strms/Scrns		Strms/Scrns		Strms/Scrns		
Garage/Carport	2 car garage	1 car garage	+10,000	1 car garage	+10,000	None	+20,000	None	+20,000	
Porch/Patio/Deck	Patio	Decks		None	+2,000	Deck		Deck		
	1 Fireplace	1 Fireplace		1 Fireplace		1 Fireplace		1 Fireplace		
	Average Kitchen	Average Kitchen		Average Kitchen		Modern Kitchen	-15,000	Modern Kitchen	-15,000	
	Average baths	Average baths		Average baths		Average baths		Average baths		
Net Adjustment (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 9,525	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 5,900	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 8,000	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 8,000	
Adjusted Sale Price of Comparables			\$ 466,525		\$ 460,900		\$ 478,000		\$ 478,000	

Summary of Sales Comparison Approach All sales are located in comparable east Highland Park locations. The appraiser has expanded neighborhood boundaries beyond one mile in an effort to procure applicable ranch residences. Sale 3 adjusted for superior ravine exposure. Both sales 2 and 3 require site size adjustments. Across the board garage parking adjustments were necessary as no meaningful data exists to eliminate these adjustments. Sales 1 and 2 adjusted for basement finish. Age variances are not market recognized. Due to varying degrees of similarities, all sales given equal consideration. We certify that the digital signatures on the appraisal report are original signatures and have been electronically installed in our program.

Indicated Value by Sales Comparison Approach \$ 470,000



RESIDENTIAL APPRAISAL SUMMARY REPORT

File No.: 0928121

COST APPROACH	COST APPROACH TO VALUE (if developed) <input checked="" type="checkbox"/> The Cost Approach was not developed for this appraisal.	
	Provide adequate information for replication of the following cost figures and calculations.	
	Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value): <u>The Cost Approach is not applicable in this marketplace due to the age of the improvements making it difficult and unreliable to ascertain cost and accrued depreciation levels and therefore it has been omitted. Additionally, the Cost Approach is not a typical form of buyer valuation in this marketplace.</u>	
	ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input type="checkbox"/> REPLACEMENT COST NEW	OPINION OF SITE VALUE = \$
	Source of cost data:	DWELLING Sq.Ft. @ \$ = \$
	Quality rating from cost service: Effective date of cost data:	Sq.Ft. @ \$ = \$
	Comments on Cost Approach (gross living area calculations, depreciation, etc.):	Sq.Ft. @ \$ = \$
		Sq.Ft. @ \$ = \$
		Sq.Ft. @ \$ = \$
		Sq.Ft. @ \$ = \$
	Garage/Carport Sq.Ft. @ \$ = \$	
	Total Estimate of Cost-New = \$	
	Less Physical Functional External = \$()	
	Depreciated Cost of Improvements = \$	
	"As-is" Value of Site Improvements = \$	
 = \$	
 = \$	
Estimated Remaining Economic Life (if required): _____ Years	INDICATED VALUE BY COST APPROACH = \$	

INCOME APPROACH	INCOME APPROACH TO VALUE (if developed) <input checked="" type="checkbox"/> The Income Approach was not developed for this appraisal.	
	Estimated Monthly Market Rent \$ _____ X Gross Rent Multiplier _____ = \$ _____	Indicated Value by Income Approach
	Summary of Income Approach (including support for market rent and GRM): <u>The Income Approach to value is not applicable and has been omitted.</u>	

PUD	PROJECT INFORMATION FOR PUDs (if applicable) <input type="checkbox"/> The Subject is part of a Planned Unit Development.
	Legal Name of Project: <u>NA</u> Describe common elements and recreational facilities: <u>NA</u>

RECONCILIATION	Indicated Value by: Sales Comparison Approach \$ 470,000 Cost Approach (if developed) \$ NA Income Approach (if developed) \$ NA
	Final Reconciliation <u>Final estimate of value was derived from the Sales Comparison Approach, that being most representative of typical buyer and seller reactions in the marketplace. Cost and Income Approaches are not applicable and have been omitted.</u>
	This appraisal is made <input type="checkbox"/> "as is", <input type="checkbox"/> subject to completion per plans and specifications on the basis of a Hypothetical Condition that the improvements have been completed, <input type="checkbox"/> subject to the following repairs or alterations on the basis of a Hypothetical Condition that the repairs or alterations have been completed, <input type="checkbox"/> subject to the following required inspection based on the Extraordinary Assumption that the condition or deficiency does not require alteration or repair: <u>See below. This appraisal is based upon an extraordinary assumption that the subject does not have landmark status.</u>
	<input checked="" type="checkbox"/> This report is also subject to other Hypothetical Conditions and/or Extraordinary Assumptions as specified in the attached addenda.
	Based on the degree of inspection of the subject property, as indicated below, defined Scope of Work, Statement of Assumptions and Limiting Conditions, and Appraiser's Certifications, my (our) Opinion of the Market Value (or other specified value type), as defined herein, of the real property that is the subject of this report is: \$ 470,000, as of: October 4, 2012, which is the effective date of this appraisal. If indicated above, this Opinion of Value is subject to Hypothetical Conditions and/or Extraordinary Assumptions included in this report. See attached addenda.

ATTACHMENTS	A true and complete copy of this report contains <u>13</u> pages, including exhibits which are considered an integral part of the report. This appraisal report may not be properly understood without reference to the information contained in the complete report.
	Attached Exhibits: <input type="checkbox"/> Scope of Work <input checked="" type="checkbox"/> Limiting Cond./Certifications <input type="checkbox"/> Narrative Addendum <input checked="" type="checkbox"/> Photograph Addenda <input checked="" type="checkbox"/> Sketch Addendum <input checked="" type="checkbox"/> Map Addenda <input type="checkbox"/> Additional Sales <input type="checkbox"/> Cost Addendum <input type="checkbox"/> Flood Addendum <input type="checkbox"/> Manuf. House Addendum <input type="checkbox"/> Hypothetical Conditions <input type="checkbox"/> Extraordinary Assumptions <input type="checkbox"/> _____ <input type="checkbox"/> _____

SIGNATURES	Client Contact: _____ Client Name: <u>Brown, Gary and Gerard</u>
	E-Mail: _____ Address: <u>434 Marshman Ave, Highland Park, IL 60035</u>
	APPRAISER
	SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)
	
Appraiser Name: <u>Daniel L Griffith</u>	Supervisory or Co-Appraiser Name: <u>Christopher C Nickell</u>
Company: <u>Market Value Inc.</u>	Company: <u>Market Value Inc.</u>
Phone: <u>773-486-8404</u> Fax: <u>773-486-8405</u>	Phone: <u>773-486-8404</u> Fax: <u>773-486-8405</u>
E-Mail: <u>cmarketvalue@aol.com</u>	E-Mail: <u>cmarketvalue@aol.com</u>
Date of Report (Signature): <u>October 13, 2012</u>	Date of Report (Signature): <u>October 13, 2012</u>
License or Certification #: <u>556.003952</u> State: <u>IL</u>	License or Certification #: <u>553.001908</u> State: <u>IL</u>
Designation: <u>Certified Residential Appraiser</u>	Designation: <u>Certified General Appraiser</u>
Expiration Date of License or Certification: <u>09/30/2013</u>	Expiration Date of License or Certification: <u>09/30/2013</u>
Inspection of Subject: <input checked="" type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None	Inspection of Subject: <input type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input checked="" type="checkbox"/> None
Date of Inspection: <u>October 4, 2012</u>	Date of Inspection: _____

Supplemental Addendum

File No. 0928121

Borrower/Client	NA						
Property Address	434 Marshman Ave						
City	Highland Park	County	Lake	State	IL	Zip Code	60035
Client	Brown, Gary and Gerard						

• **GP Residential : Description of the Improvements - Property Condition**

The subject is in average condition having an average kitchen and bath design. No functional or external obsolescence was noted. No needed repairs were observed. Subject window type includes double hung, casement, fixed, awning and sliders. Recent improvements include ceramic tile floor and sump pump in the basement, marble floor in bathroom, granite wainscot in hall bath and granite counters in the kitchen.

The subject property has been designated by the The Highland Park Historic Preservation Society as a historic landmark, defined as a regulated structure that is designated as a "Landmark" by ordinance of the City Council. The purpose of this designation is to promote the educational, cultural, economic and general welfare of the community by:

- (1) Providing a mechanism to identify and preserve the distinctive historic, architectural, and/or landscaping characteristics of Highland Park which represent elements of the City's cultural, social, economic, political, and architectural history;
- (2) Fostering civic pride in the beauty and noble accomplishments of the past as represented in the City's landmarks and historic districts;
- (3) Stabilizing and improving the property value of the City's landmarks and historic districts;
- (4) Protecting and enhancing the attractiveness of the City to its home buyers, homeowners, residents, tourists, visitors, and shoppers, and thereby supporting and promoting business, commerce, industry, and providing economic benefit to the City; and
- (5) Fostering and encouraging preservation, restoration and rehabilitation in accordance with the Environmental Policy of Highland Park.

The subject property cannot be altered.

Alteration:

- (1) Any act or process that requires a building permit and changes one or more of the features of a Regulated Structure including, without limitation, the erection, Construction, reconstruction or Relocation of all or any part of a Regulated Structure;
- (2) Any act or process that, while not requiring a building permit, significantly changes the interior or exterior of a Regulated Structure so as to change a feature that relates to the Regulated Structure's status as a Landmark or Contributing

Regulated Structure.

Demolition: Any act or process within the control of the Owner of any Regulated Structure within a Historic District that results in the removal or destruction of the Regulated Structure in whole or in part to the extent of 50 percent or more of the structure or building as existed prior to the commencement of such act or process.

This is a brief description of landmark status and not meant to be a comprehensive explanation; should further explanation be required, the appraiser recommends the Village of Highland Park be consulted.

ADDITIONAL COMPARABLE SALES

File No.: 0928121

FEATURE		SUBJECT			COMPARABLE SALE #4			COMPARABLE SALE #5			COMPARABLE SALE #6					
Address		434 Marshman Ave Highland Park, IL 60035			328 Marshman Ave Highland Park, IL 60035											
Proximity to Subject					0.14 miles NE											
Sale Price		\$ NA			\$ 550,000											
Sale Price/GLA		\$/sq.ft.			\$ 202.28 /sq.ft.			\$/sq.ft.			\$/sq.ft.					
Data Source(s)		Inspection			MRED MLS #07856450											
Verification Source(s)		Assessor			Assessor/2 DOM											
VALUE ADJUSTMENTS		DESCRIPTION			DESCRIPTION			+(-) \$ Adjust.			DESCRIPTION			+(-) \$ Adjust.		
Sales or Financing Concessions		None			Conventional None											
Date of Sale/Time		NA			08/15/2011											
Rights Appraised		Fee Simple			Fee Simple											
Location		Good			Good/Ravine			-10,000								
Site		14,500 Sq.Ft.			40,225 SF			-13,000								
View		Residential			Residential											
Design (Style)		Ranch			Tudor											
Quality of Construction		Wood frame			Stucco											
Age		72			89											
Condition		Average			Average											
Above Grade		Total	Bdrms	Baths	Total	Bdrms	Baths				Total	Bdrms	Baths			
Room Count		6	3	2.0	10	4	3.0	-10,000								
Gross Living Area		2,158 sq.ft.			2,719 sq.ft.			-42,075			sq.ft.			sq.ft.		
Basement & Finished Rooms Below Grade		Partial No value finish			Full 2 rooms/Bath			-15,000								
Functional Utility		Three bedroom			Four bedroom			-5,000								
Heating/Cooling		GHW/CAC			GHW/No CAC			+5,000								
Energy Efficient Items		Strms/Scrns			Strms/Scrns											
Garage/Carport		2 car garage			2 car garage											
Porch/Patio/Deck		Patio			Porch											
		1 Fireplace			3 Fireplaces			-6,000								
		Average Kitchen			Average Kitchen											
		Average baths			Average baths											
Net Adjustment (Total)					<input type="checkbox"/> + <input checked="" type="checkbox"/> -			\$ -96,075			<input type="checkbox"/> + <input type="checkbox"/> -			\$		
Adjusted Sale Price of Comparables								\$ 453,925						\$		

SALES COMPARISON APPROACH

Summary of Sales Comparison Approach Comparable 4 is an older sale in which the GLA exceeds desired variances but offers location comparability on the subject block. This sale requires excessive net adjustments due in part to its superior location, site size, bath count, GLA and basement finish.

Photograph Addendum

Borrower/Client	NA				
Property Address	434 Marshman Ave				
City	Highland Park	County	Lake	State	IL Zip Code 60035
Client	Brown, Gary and Gerard				



Front



Rear



Rear



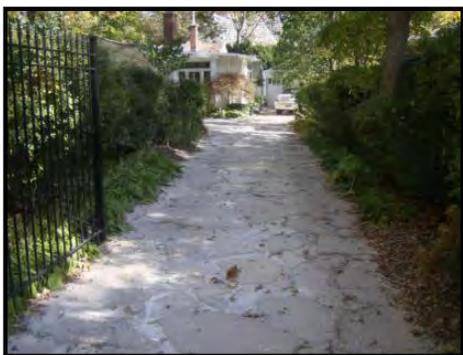
Side elevation



Street



Street



Driveway



Garage

Photograph Addendum

Borrower/Client	NA						
Property Address	434 Marshman Ave						
City	Highland Park	County	Lake	State	IL	Zip Code	60035
Client	Brown, Gary and Gerard						



Kitchen



Bath



Bath



Living room



Dining room



Bedroom

Comparable Photo Page

Borrower/Client	NA			
Property Address	434 Marshman Ave			
City	Highland Park	County	Lake	State IL Zip Code 60035
Client	Brown, Gary and Gerard			



Comparable 1

856 Broadview Ave



Comparable 2

236 Elder Ln



Comparable 3

244 Pierce Rd

Comparable Photo Page

Borrower/Client	NA						
Property Address	434 Marshman Ave						
City	Highland Park	County	Lake	State	IL	Zip Code	60035
Client	Brown, Gary and Gerard						



Comparable 4

328 Marshman Ave	
Prox. to Subject	0.14 miles NE
Sales Price	550,000
Gross Living Area	2,719
Total Rooms	10
Total Bedrooms	4
Total Bathrooms	3.0
Location	Good/Ravine
View	Residential
Site	40,225 SF
Quality	Stucco
Age	89

Comparable 5

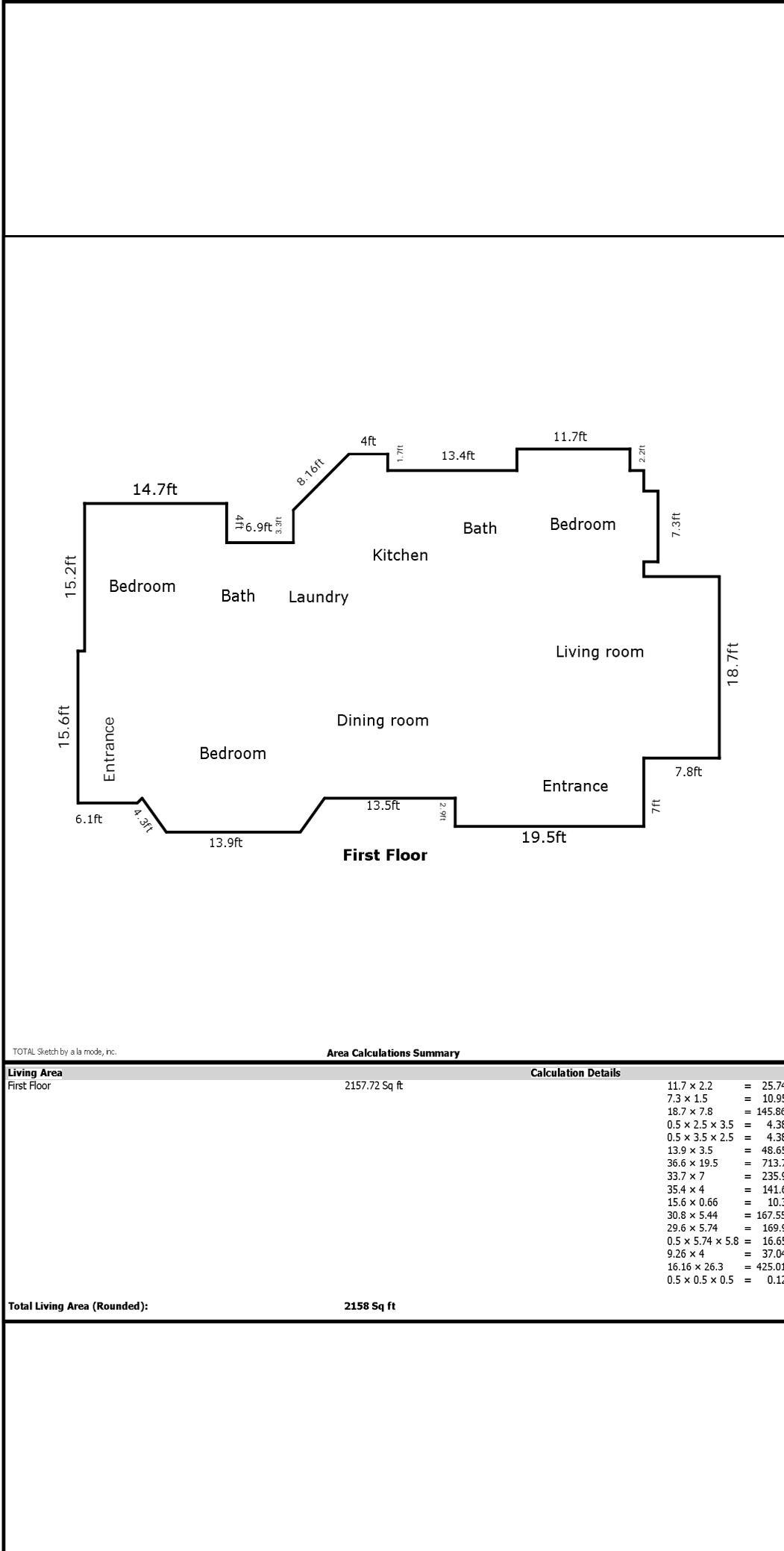
Prox. to Subject	
Sales Price	
Gross Living Area	
Total Rooms	
Total Bedrooms	
Total Bathrooms	
Location	
View	
Site	
Quality	
Age	

Comparable 6

Prox. to Subject	
Sales Price	
Gross Living Area	
Total Rooms	
Total Bedrooms	
Total Bathrooms	
Location	
View	
Site	
Quality	
Age	

Building Sketch

Borrower/Client	NA			
Property Address	434 Marshman Ave			
City	Highland Park	County Lake	State IL	Zip Code 60035
Client	Brown, Gary and Gerard			

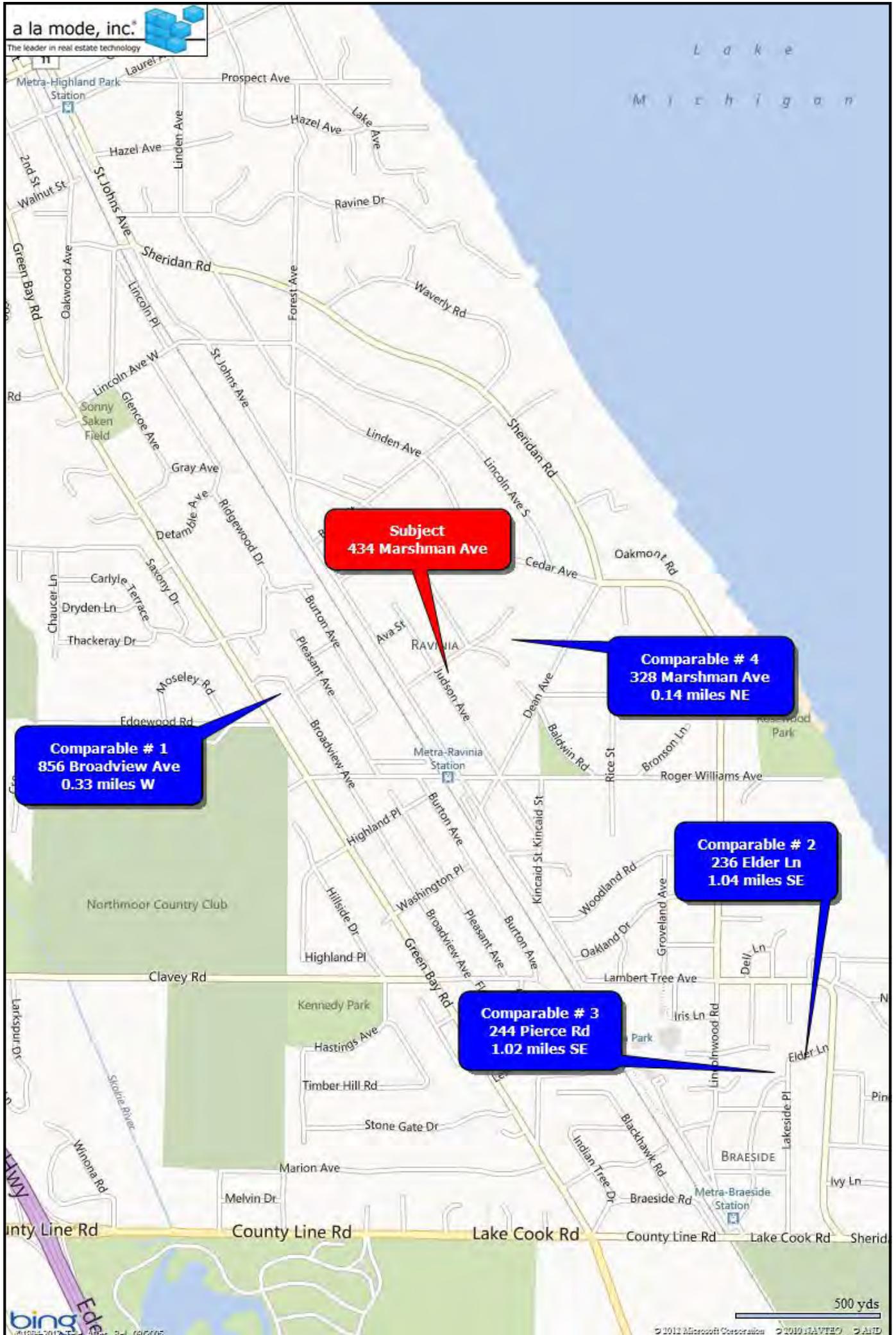


Area Calculations Summary

Living Area	First Floor	2157.72 Sq ft	Calculation Details
			11.7 × 2.2 = 25.74
			7.3 × 1.5 = 10.95
			18.7 × 7.8 = 145.86
			0.5 × 2.5 × 3.5 = 4.38
			0.5 × 3.5 × 2.5 = 4.38
			13.9 × 3.5 = 48.65
			36.6 × 19.5 = 713.7
			33.7 × 7 = 235.9
			35.4 × 4 = 141.6
			15.6 × 0.66 = 10.3
			30.8 × 5.44 = 167.55
			29.6 × 5.74 = 169.9
			0.5 × 5.74 × 5.8 = 16.65
			9.26 × 4 = 37.04
			16.16 × 26.3 = 425.01
			0.5 × 0.5 × 0.5 = 0.12
Total Living Area (Rounded):		2158 Sq ft	

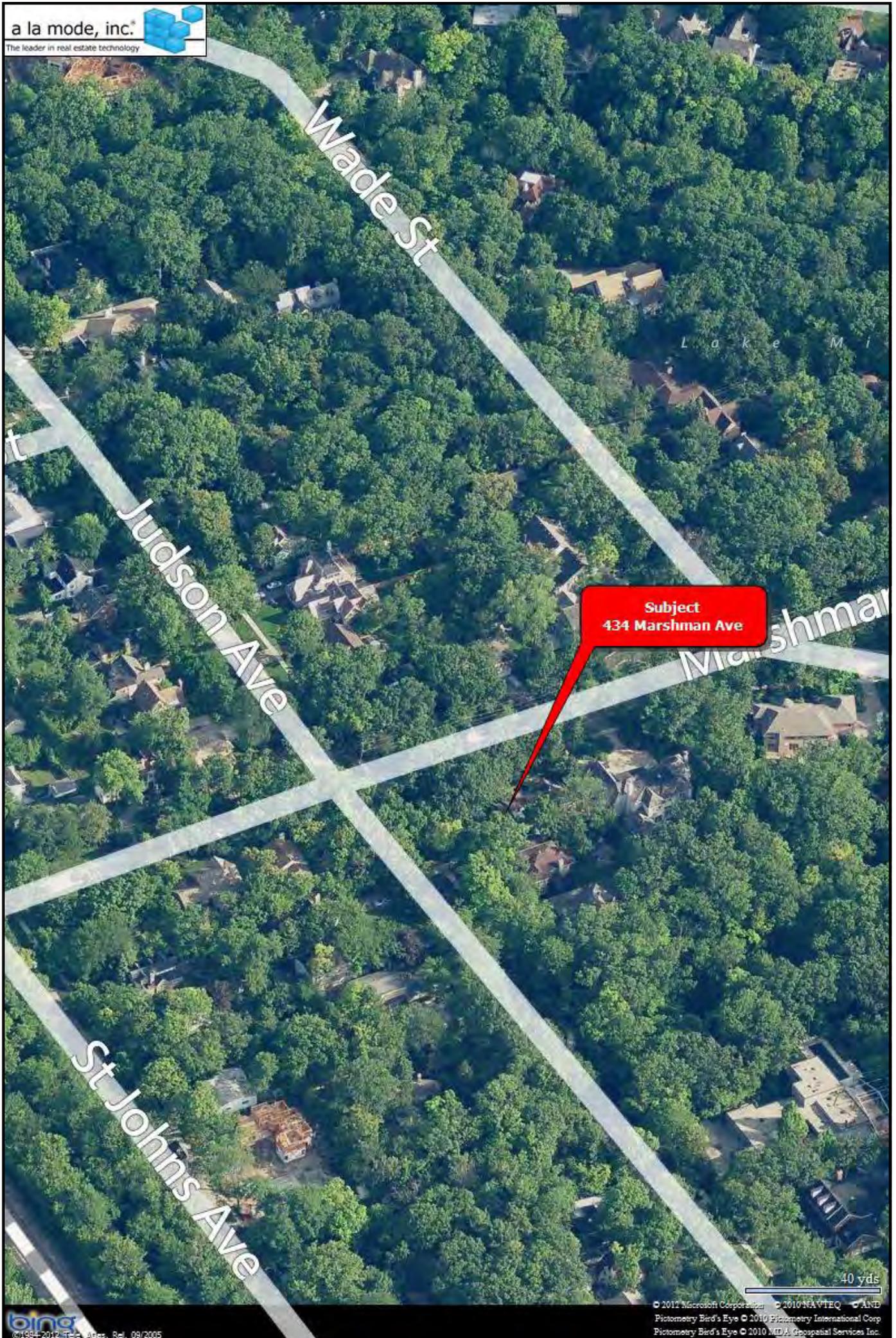
Location Map

Borrower/Client	NA			
Property Address	434 Marshman Ave			
City	Highland Park	County Lake	State IL	Zip Code 60035
Client	Brown, Gary and Gerard			



Location Map

Borrower/Client	NA						
Property Address	434 Marshman Ave						
City	Highland Park	County	Lake	State	IL	Zip Code	60035
Client	Brown, Gary and Gerard						



DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he considers his own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale.

*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgement.

STATEMENT OF LIMITING CONDITIONS AND APPRAISER'S CERTIFICATION

CONTINGENT AND LIMITING CONDITIONS: The appraiser's certification that appears in the appraisal report is subject to the following conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.
2. The appraiser has provided a sketch in the appraisal report to show approximate dimensions of the improvements and the sketch is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size.
3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.
5. The appraiser has estimated the value of the land in the cost approach at its highest and best use and the improvements at their contributory value. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used.
6. The appraiser has noted in the appraisal report any adverse conditions (such as, needed repairs, depreciation, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property or adverse environmental conditions (including the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.
7. The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
8. The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice.
9. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that completion of the improvements will be performed in a workmanlike manner.
10. The appraiser must provide his or her prior written consent before the lender/client specified in the appraisal report can distribute the appraisal report (including conclusions about the property value, the appraiser's identity and professional designations, and references to any professional appraisal organizations or the firm with which the appraiser is associated) to anyone other than the borrower; the mortgagee or its successors and assigns; the mortgage insurer; consultants; professional appraisal organizations; any state or federally approved financial institution; or any department, agency, or instrumentality of the United States or any state or the District of Columbia; except that the lender/client may distribute the property description section of the report only to data collection or reporting service(s) without having to obtain the appraiser's prior written consent. The appraiser's written consent and approval must also be obtained before the appraisal can be conveyed by anyone to the public through advertising, public relations, news, sales, or other media.

APPRAISER'S CERTIFICATION: The appraiser certifies and agrees that:

1. I have researched the subject market area and have selected a minimum of three recent sales of properties most similar and proximate to the subject property for consideration in the sales comparison analysis and have made a dollar adjustment when appropriate to reflect the market reaction to those items of significant variation. If a significant item in a comparable property is superior to, or more favorable than, the subject property, I have made a negative adjustment to reduce the adjusted sales price of the comparable and, if a significant item in a comparable property is inferior to, or less favorable than the subject property, I have made a positive adjustment to increase the adjusted sales price of the comparable.
2. I have taken into consideration the factors that have an impact on value in my development of the estimate of market value in the appraisal report. I have not knowingly withheld any significant information from the appraisal report and I believe, to the best of my knowledge, that all statements and information in the appraisal report are true and correct.
3. I stated in the appraisal report only my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the contingent and limiting conditions specified in this form.
4. I have no present or prospective interest in the property that is the subject to this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or the estimate of market value in the appraisal report on the race, color, religion, sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property.
5. I have no present or contemplated future interest in the subject property, and neither my current or future employment nor my compensation for performing this appraisal is contingent on the appraised value of the property.
6. I was not required to report a predetermined value or direction in value that favors the cause of the client or any related party, the amount of the value estimate, the attainment of a specific result, or the occurrence of a subsequent event in order to receive my compensation and/or employment for performing the appraisal. I did not base the appraisal report on a requested minimum valuation, a specific valuation, or the need to approve a specific mortgage loan.
7. I performed this appraisal in conformity with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place as of the effective date of this appraisal, with the exception of the departure provision of those Standards, which does not apply. I acknowledge that an estimate of a reasonable time for exposure in the open market is a condition in the definition of market value and the estimate I developed is consistent with the marketing time noted in the neighborhood section of this report, unless I have otherwise stated in the reconciliation section.
8. I have personally inspected the interior and exterior areas of the subject property and the exterior of all properties listed as comparables in the appraisal report. I further certify that I have noted any apparent or known adverse conditions in the subject improvements, on the subject site, or on any site within the immediate vicinity of the subject property of which I am aware and have made adjustments for these adverse conditions in my analysis of the property value to the extent that I had market evidence to support them. I have also commented about the effect of the adverse conditions on the marketability of the subject property.
9. I personally prepared all conclusions and opinions about the real estate that were set forth in the appraisal report. If I relied on significant professional assistance from any individual or individuals in the performance of the appraisal or the preparation of the appraisal report, I have named such individual(s) and disclosed the specific tasks performed by them in the reconciliation section of this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in the report; therefore, if an unauthorized change is made to the appraisal report, I will take no responsibility for it.

SUPERVISORY APPRAISER'S CERTIFICATION: If a supervisory appraiser signed the appraisal report, he or she certifies and agrees that: I directly supervise the appraiser who prepared the appraisal report, have reviewed the appraisal report, agree with the statements and conclusions of the appraiser, agree to be bound by the appraiser's certifications numbered 4 through 7 above, and am taking full responsibility for the appraisal and the appraisal report.

ADDRESS OF PROPERTY APPRAISED: 434 Marshman Ave, Highland Park, IL 60035

APPRAISER:

Signature: _____
 Name: Daniel L Griffith
 Date Signed: October 13, 2012
 State Certification #: 556.003952
 or State License #: _____
 State: IL
 Expiration Date of Certification or License: 09/30/2013

SUPERVISORY APPRAISER (only if required):

Signature: _____
 Name: Christopher C Nickell
 Date Signed: October 13, 2012
 State Certification #: 553.001908
 or State License #: _____
 State: IL
 Expiration Date of Certification or License: 09/30/2013

Did Did Not Inspect Property

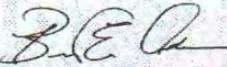
Full Page Legal

State of Illinois
Department of Financial and Professional Regulation
Division of Professional Regulation

LICENSE NO. **553.001908** The person, firm or corporation whose name appears on this certificate has complied with the provisions of the Illinois Statutes and/or rules and regulations and is hereby authorized to engage in the activity as indicated below. EXPIRES: **09/30/2013**

**CERTIFIED
GENERAL REAL ESTATE APPRAISER**

**CHRISTOPHER C NICKELL
1860 NORTH DAMEN AVENUE
FOURTH FLOOR
CHICAGO, IL 60647**

  BRENT E. ADAMS
SECRETARY  JAY STEWART
DIRECTOR

The official status of this license can be verified at www.idfpr.com **6187243**

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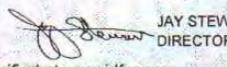
State of Illinois
Department of Financial and Professional Regulation
Division of Professional Regulation

LICENSE NO. **553.001908** 

**CERTIFIED
GENERAL REAL ESTATE APPRAISER**

CHRISTOPHER C NICKELL

EXPIRES: **09/30/2013**

 BRENT E. ADAMS
SECRETARY  JAY STEWART
DIRECTOR

The official status of this license can be verified at www.idfpr.com **6187243**

Cut on Dotted Line ✂

20110928-1/02815

Full Page Letter

State of Illinois
Department of Financial and Professional Regulation
Division of Professional Regulation

LICENSE NO. **556.003952**

The person, firm or corporation whose name appears on this certificate has complied with the provisions of the Illinois Statutes and/or rules and regulations and is hereby authorized to engage in the activity as indicated below.

EXPIRES: **09/30/2013**

**CERTIFIED
RESIDENTIAL
REAL ESTATE APPRAISER**

**DANIEL L GRIFFITH
408 GILLETT AVENUE
WAUKEGAN, IL 60085**

  BRENT E. ADAMS
SECRETARY

 JAY STEWART
DIRECTOR

The official status of this license can be verified at www.idfpr.com

6194033

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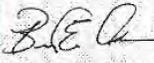
State of Illinois
Department of Financial and Professional Regulation
Division of Professional Regulation

LICENSE NO. **556.003952**

**CERTIFIED
RESIDENTIAL
REAL ESTATE APPRAISER**

DANIEL L GRIFFITH

EXPIRES:
09/30/2013

 BRENT E. ADAMS
SECRETARY

 JAY STEWART
DIRECTOR

The official status of this license can be verified at www.idfpr.com

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20110930-1/02932

Economic Hardship

Property Value

- 2009 – Lake County Assessor: 736,330
- 2010 – Lake County Assessor: 610,860
- 2011 – Lake County Assessor: 575,952
- 2012 – Independent Appraisal: 470,000

Current Sales Price

- 2012 – November's Sales Price: 425,000

Purchase Offers

- February 2010 - Offer of 550,000, contingent upon removal of landmark.
- March 2011 - Offer of 500,000, contingent upon removal of landmark.
- October 2012 - Offer of 450,000, contingent upon removal of landmark.

Economic Hardship

- Based on Purchase Offers to Current Sales Price $550,000 - 425,000 = 125,000$ current (-30%)
- Based on Purchase Offers to Potential Sales Price $550,000 - 400,000 = 150,000$ current (-38%)
- Based on Appraisal to Sales Price $470,000 - 425,000 = 45,000$ (-11%)

90 Ridge / 434 Marshman Comparison

Description	90 Ridge	434 Marshman
Year of Appeal	2005	2012
Owner	Harry Axelrod	Gerard Brown
Purchased Property	July 1985	November 2001
Landmark Criteria	4,5,6	4,6
House for Sale	1 year	3 years
Lake County Assessor Value (2 years prior)	342,891	610,860
Lake County Assessor Value (1 year prior)	363,000	575,952
Independent Appraiser	455,000	470,000
Sale Offer 1, contingent on landmark removal	422,000	550,000
Sale Offer 2, contingent on landmark removal	440,000	500,000
Current Sales Price		425,000
Loss of fair market value	90,000	125,000
City Council approves economic hardship	January 2006	?

Historic Preservation Commission

Certificate of Economic Hardship – 434 Marshman Street

To: Historic Preservation Commission
From: Andy Cross, Planner II
Date: August 9, 2012

Application Summary

The owners of the house at 434 Marshman have applied for a Certificate of Economic Hardship. The intent of the Certificate of Economic Hardship process is to give the property owners the opportunity to demonstrate that their locally-landmarked house cannot be put to a reasonable beneficial use or that the owners cannot obtain a reasonable economic return from the house without the issuance of a Certificate of Appropriateness for a specific Regulated Activity. In the case of 434 Marshman, the Regulated Activity is the demolition of the house.

Previous Consideration

Gerard and Sabina Brown, the owners of 434 Marshman Street, approached the Historic Preservation Commission in May, 2011 with a request to remove the landmark status on their home. The house was landmarked in 1992 based on Landmark Criteria 4 and 6:

(4) It embodies distinguishing characteristics of an architectural and/or landscape style valuable for the study of a specific time period, type, method of construction or use or indigenous materials;

(6) It embodies, overall, elements of design, detailing, materials, and/or craftsmanship that renders it architecturally, visually, aesthetically, and/or culturally significant and/or innovative;

In order to remove the landmark status, the Historic Preservation Commission was required to find that these standards were no longer appropriate on the property. After much discussion, the Commission did not make a recommendation to the City Council that the standards no longer applied to the house. As a result, the landmark status on the house is still in place.

As a local landmark, the house is considered a “Regulated Structure.” Any modification, addition, or the demolition of the house is considered a Regulated Activity and a Certificate of Appropriateness is required from the HPC. The owners of 434 Marshman applied for a Certificate of Appropriateness in May, 2012 to allow the demolition of the house. The Commission found that the request did not satisfy the standards for a Certificate of Appropriateness and denied the petition.

Certificate of Economic Hardship (CEH)

Following the denial of the COA, the owners submitted an application for a Certificate of Economic Hardship to allow the performance of a Regulated Activity for which a Certificate of

Historic Preservation Commission

Appropriateness has been denied. Section 24.035 of the City Code establishes the minimum application requirements for a CEH to assist the Commission in making its determination on the application. The full section of Code is included in the attachments to this memo, and the requirements are addressed individually below:

Sec. 24.035 (B): State Assistance: Applicants claiming economic hardship shall be required to apply to the State Historic Preservation Agency to determine eligibility for rehabilitation assistance. The eligibility for and availability of financial aid shall be considered by the Commission in making its decision.

The applicants have not provided any documentation that State assistance has been requested, in part because they have not indicated an intent to renovate or restore the house at this point. State assistance for the restoration or renovation of historic structures is typically sought in the form of Tax Assessment Freezes. Grants to rehabilitate or restore owner-occupied single-family homes are not currently offered by the State.

Sec. 24.035(C)(1): Purchase Information: The amount paid for the Property, the date of purchase, and the party from whom purchased (including a description of the relationship, if any, between the Owner and the person from whom the Property was purchased).

The current owners purchased the property on November 19, 2001 from Janet Steinberg for \$699,000.

Sec. 24.035(C)(2): The assessed value of the Property and its improvements according to the two most recent assessments.

*Assessed Value on 2010 Tax Bill: \$254,446
Assessed Value on 2011 Tax Bill: \$203,620*

Sec. 24.035(C)(3): Real estate taxes for the last two years.

*Real estate taxes paid in 2010: \$14,457.75
Real estate taxes paid in 2011: \$12,736.61*

Sec. 24.035(C)(4): Remaining balance on mortgage, if any, and annual debt service, if any, for the previous two years.

There is no balance remaining on the mortgage.

Sec. 24.035(C)(5): All appraisals obtained within the previous two years by the Owner or Applicant or their lenders in connection with this purchase, financing, or ownership of the Property.

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The owners have not obtained any appraisals in the last two years.

Sec. 24.035(C)(6): Any listing of the Property for sale or rent, price asked, and offers received, if any.

The owners' real estate agent, Ms. Wilma Korn of Baird & Warner, has provided the MLS Listing of the house, as well as a summary of the sales efforts. These are included as Exhibits C and D in the application materials attached to this memo.

Sec. 24.035(C)(7): Any consideration by the Owner as to profitable adaptive uses and/or reuses for the Property.

The owners are not considering any adaptive uses or reuses for the single-family residence.

Sec. 24.035(C)(8): If the Property is income-producing, the annual gross income from the Property for the previous two years, itemized operating and maintenance expenses for the previous two years.

This is not applicable to the current owners. The single-family house is owner-occupied and not considered income-producing.

Sec. 24.035(C)(9): Form of ownership or operation of the Property, whether sole proprietorship, for-profit or not-for-profit corporation, limited partnership, joint venture, or other.

The property is owner-occupied.

Sec. 24.035(C)(10): Evidence, if any, of any substantial decrease in the fair market value of the Landmark or Contributing Regulated Structure as a result of the denial of a Certificate of Appropriateness.

The applicants have provided information detailing the financial impact that the landmark status has had on their property and the resulting inability to demolish it. The information is summarized in their cover letter and within Exhibit B in their application materials. Based on the calculations, the landmark status designation on the house has devalued the property by \$225,000.

The Commission may wish to discuss Item 5 in the applicant's explanation. An estimated value of the land and building with the landmark status is given at \$425,000, but no indication is given as to how this figure was arrived at.

Sec. 24.035(C)(11): Any substantial decrease in the pre-tax or after-tax return to the Owner(s) or other investors in the Landmark or Contributing Regulated Structure as a result of the denial of a Certificate of Appropriateness.

Historic Preservation Commission

The applicants indicated this is not applicable to their application. This means that the denial of the COA to demolish the house has not substantially decreased the owners' tax return.

Sec. 24.035(C)(12): Any additional cost of work necessary to comply with the standards and criteria for the issuance of a Certificate of Appropriateness as set forth in Subsections 24.040(C) and (D) of this Chapter, as the case may be.

This may not be applicable because cost was not a point of discussion when the Commission discussed the applicant's compliance with the COA standards relating to their application to demolish the house at 434 Marshman. COA Standard Number 12 prohibits the destruction or alteration of the historic features of a local landmark. The petition to demolish the house conflicted with this standard and the COA was denied.

Sec. 24.035(C)(13): In the case of a proposed Demolition, the economic feasibility of Rehabilitation or reuse of the Landmark or Contributing Regulated Structure on its present site or elsewhere.

The owners have assembled an estimate of the services and costs related to the rehabilitation of 434 Marshman. To bring the house up to current marketable standards, the projected cost is over \$600,000. An itemized list of the required upgrades is included as Exhibit E in the application materials. The cost is roughly the same as the estimated fair market value of the land and house, which would make the rehabilitation of the house unfeasible.

Sec. 24.035(C)(14): Any other relevant information, including, without limitation, income tax bracket of the Owner, Applicant, or principal investors in the Landmark or Contributing Regulated Structure, reasonably necessary for a determination as to whether the Landmark or Contributing Regulated Structure can be reasonably sold or yield a reasonable return to present or future Owners.

The applicants offered the following in their application materials: "The owner has a yearly income of \$38,000 and can no longer afford to live in Highland Park. The property has been for sale for three years. The owner cannot sell the property at the fair market value because of the landmark status. The owner has made every effort to sell the property, even lowering the sales price \$135,000 below the fair market value determined by the Lake County Assessor. At this point, as presented in the cover letter, the property is worth more as a vacant empty lot."

Study Period

Historic Preservation Commission

Article 24 of the City Code identifies the next steps for the Historic Preservation Commission following the discussion of the Certificate of Economic Hardship:

- **Section 24.035(E) Study Period:** If the Commission finds that without the approval of the proposed Regulated Activity (in this case a demolition), the Landmark Structure cannot be put to a reasonable beneficial use, or the Landmark Structure cannot obtain a reasonable economic return from the use, then the application shall be delayed for a period not to exceed 60 days.

During this period of delay, the Commission shall investigate plans and make recommendations to the City Council to allow for a reasonably beneficial use or a reasonable economic return, or to otherwise preserve the Landmark. Such plans and recommendations may include, without limitation, a relaxation of the provisions of this Chapter, a reduction in real property taxes, financial assistance, building code modifications, or relief from zoning regulations.

- **Section 24.035(F) Decision:** If, by the end of this 60-day period, the Commission has found that without approval of the proposed Regulated Activity, *the Landmark cannot be put to a reasonable beneficial use, or the Owner cannot obtain a reasonable economic return from the use*, then the Commission shall issue a Certificate of Economic Hardship approving the proposed Regulated Activity (in this case a demolition) and allowing the applicant to obtain the applicable permits under the City Code. If the Commission find otherwise, it shall deny the application for a Certificate of Economic Hardship and the commission shall so notify the applicant in writing.

[Recommended Action](#)

The Commission is asked to discuss the application for a Certificate of Economic Hardship for 434 Marshman. Specifically, the Commission is asked to discuss whether the house at 434 Marshman could be put to a reasonable use or whether the house can provide a reasonable economic return if the Certificate of Appropriateness for the demolition is not granted.

Attachments

Certificate of Economic Hardship Application for 434 Marshman Street, dated July 30, 2012

**City of Highland Park
Historic Preservation Commission
Minutes of August 9, 2012
7:30 p.m.**

I. Call to Order

Chairwoman Sogin called to order the Regular Meeting of the Historic Preservation Commission at 7:45 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, Rotholz, Fradin, Curran, Bramson

Members Absent: None

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

Ex-Officio Members Present: Susan Benjamin, Leah Axelrod

Others Present: Jeff Golman, Sidney Golman, Gail Holzman, Steve Canel, Linda Canel, Jay Canel, Hal Frank, Arthur Miller, Don Hirshman, Mary Hischman (1427 Waverly), Gerard Brown, John Brown, Gary Brown, Wilma Korn (434 Marshman), David Meek

III. Approval of Minutes

Chairwoman Sogin asked for approval of the minutes of the July 12, 2012 HPC Meeting. Commissioner Temkin made a motion to approve the minutes as submitted. Commissioner Rotholz seconded the motion. The motion was approved by a unanimous vote (7-0).

Commissioner Rotholz recused himself from the proceedings regarding 1427 Waverly Road at the direction of Corporation Counsel (7:48 pm).

IV. Scheduled Business

A. Determination of Significance – 1427 Waverly Road ~ *Continued* ~

Corporation Counsel representative Hart Passman advised the Commission to ratify the vote regarding 1427 Waverly from the previous meeting on July 12, 2012.

- Motion ratifying the motion finding the structure at 1427 Waverly Road satisfies Landmark Standards #4 and #6: Commissioner Bramson
- Second: Commissioner Temkin
- Vote: 6-0 Motion passes.

Staff provided a summary of the subject property to the Commission and the discussion from the previous HPC meeting. The Commission continued the discussion from the previous meeting pending additional research on architects Russell Walcott and Robert Work. The intent of the research was to allow an informed discussion about whether landmark criterion #5 was applicable to the structure at

1427 Waverly Road. Staff summarized the additional research on Walcott & Work for the Commission, noting that the research undertaken in the three weeks since the previous meeting was helpful, but more time would have allowed additional information to be uncovered.

Property owner Jeff Golman presented a prepared statement and distributed copies to the Commission, concluding with a request that the HPC terminate the review process for the house and allow the demolition to proceed.

Scott Canel, the prospective purchaser of 1427 Waverly Road, summarized the research he commissioned from the School of the Art Institute Library. At the request of the Commission, a verbatim transcript of his comments are attached as an exhibit to these minutes

Sidney Golman addressed the Commission requesting that they use common sense and compassion to work with residents of the City and not against them. The Commission's support is valuable for people who wish to preserve their homes, but can present an obstacle for those who do not. Mrs. Golman indicated her feeling that Walcott & Work's body of work in Highland Park is limited to two houses, which is not evidence of the widespread influence required to satisfy Landmark Criterion #5. She also requested the Commission take into consideration the fact that the prospective buyer will build a beautiful new home on the lot that will accommodate his child with a physical handicap.

Hal Franke, legal representative for the petitioner, posed a question to Corporation Counsel representative Hart Passman as to whether an appeal to the City Council is based on all documentation that represents the public record for the meeting, or can additional evidence be submitted to the City Council for their review. Mr. Passman indicated that Council's review will be limited to the same materials that have been presented to the Commission as part of the public record, which includes the materials submitted as exhibits at the meeting.

Arthur Miller, archivist and librarian for special collections at Lake Forest College library, addressed the Commission. He provided historical information about Walcott & Work and their body of work in the area. He mentioned that the canon of significant or notable architects is continually evolving and growing and new research and information is collected. Mr. Miller discussed the notion of what constitutes a notable architect and the historical research and context that goes into a determination about the notability of a given architect. These might include visible influences of overseas studies in projects they undertook locally. Mr. Miller related historical information about Walcott & Work, mentioning in particular Robert Work's legacy in Lake Forest and surrounding communities to Country Estate architecture and his principal role, the depth of which has been relatively recently understood with examination of original documents, in the design and construction of Lake Forest's Market Square. He elaborated on Work's partnership with David Adler, for who he signed and sealed drawings prior to Adler attaining his own license..

Hal Franke asked if further questions on behalf of the petitioners could be posed to the Mr. Miller and the other witnesses. After discussion with the Commissioners, Chairwoman Sogin indicated that the public testimony portion of the discussion would close and the Commission would begin its formal deliberations.

David Meek, representing a separate petition at the meeting, asked the Commission to consider the clause of Landmark Standard 5 regarding the identifiability of a given structure as the work of a notable architect. Chairwoman Sogin indicated that the Commission had discussed that element of the standard at the previous meeting.

Chairwoman Sogin mentioned the Oral History project at the Art Institute, indicating Robert Work is mentioned as an influence by 56 architects. Russell Walcott is mentioned in the historic interviews of five architects, including Schweikert, Humrich, and William Keck.

Ex-Officio member Benjamin commented on the Illinois Historic Structure Survey and the Historic Surveys done for the City of Highland Park. She noted that Walcott & Work were not discussed in the surveys, but this should not be taken to mean they are not architects of significance. Ms. Benjamin indicated that historical research is continually growing and is a process of reevaluating the bodies of work of different architects. Commissioner Temkin added that the recent recognition and appreciation of John Van Bergen in Highland Park is a good example of this.

Commissioner Fradin indicated he appreciated the exhaustive amount of work and research undertaken by the applicants and City Staff. He noted that additional discussion or debate would not impact his decision about Landmark standard #5 and he was prepared to make a motion.

- Motion finding the structure at 1427 Waverly Road satisfies Landmark Standard #5: Commissioner Fradin
- Second: Commissioner Becker
- Vote: 6-0 Motion passes.

Chairwoman Sogin asked the Commission if any members were interested in discussing a truncation of the delay on the grounds that, based on testimony from the applicant, a delay would not serve to protect the house from demolition. The Commission did not express interest in moving forward with a truncation. The Chairwoman discussed the appeal procedure with the applicants and Corporation Counsel.

A 10-minute recess was announced between this item and the next item on the agenda.

B. Certificate of Economic Hardship – 434 Marshman Street

The meeting resumed at 9:25 pm. Commissioner Rotholz rejoined the meeting.

Staff summarized the record of 434 Marshman and the owner's previous efforts towards removing the home's landmark status. The Commission reviewed the petitioner's application materials which were submitted to demonstrate economic hardship.

Corporation Counsel representative Hart Passman explained the process and intent behind the Certificate of Economic Hardship review process.

The Commission discussed whether the debate that evening should include highest and best use, the maximum return on investment or a reasonable use of the property and a reasonable economic return. Commissioner Temkin questioned the beneficial use of the property and wondered if the house could be used by the Land Trust for the affordable housing program. Planning Manager Sloan indicated the idea could be investigated, but the price point of the house may be higher than what the Trust may consider.

The Commission questioned the applicants about the methodology used in creating the comparable sales figures in the application materials. Commissioner Bramson noted that the exhibits did not include a certified appraisal and relied on information collected by the applicants instead.

Mr. Passman swore in the petitioners and Chairwoman Sogin invited them to approach the Commission with their comments and presentation.

Gary Brown, a brother to Gerard Brown, as well as an architect, summarized the estimates and potential land values stated in the application materials and indicated that Gerard Brown and his wife Sabina can no longer afford to live in the house. Mr. Brown stated that the estimated fair market value of the house and land is \$650,000, which is based on the square-foot sales price of recent sales of houses in the neighborhood. The property is currently estimated to have a value of \$425,000 with the landmark status on the house. The value of the land alone is worth \$550,000. The house is currently on the market for \$475,000.

Mr. Brown stated that he appreciates the mission of the Historic Preservation Commission, but his brother Gerard is not in a position to lose \$150,000 on the sale of his house because of the landmark status. He noted that purchase offers have been submitted for the house if the landmark status is removed.

Commissioner Curran asked the applicants about fair market value of the land and building, noting the houses used to generate comparable sales figures were smaller than the subject property. Ms. Curran also noted that a certified appraisal had not been submitted with the application materials. She expressed concern that the figures provided as comparable sales figures may have omitted important elements such as age, size, and style of house. Gary Brown indicated they looked at houses that had sold in the neighborhood within a recent time period. Commissioner Temkin indicated that the houses provided as comparable sales are not in the immediate neighborhood of the subject property, but more spread out.

Hart Passman asked Wilma Korn, broker with Baird & Warner, to be sworn in. She then offered information about how the comparable sales numbers were generated. She identified property sales over the last year or 18 months in reasonable proximity to 434 Marshman.

Commissioner Curran asked how \$425,000 was arrived at as the current value of the house and property. Gary Brown indicated the number was reached through discussions with Wilma Korn, who provided that number as the most likely selling point for the house in the current market, taking the landmark status into account. The applicants indicated this number is based on offers that have come in. Commissioner Curran asked if these offers were available for viewing, but the applicants indicated all were made verbally and no documentation was available.

Commissioner Curran suggested that the most impartial and accurate way to obtain a fair market value for the house and the potential sales prices for the house or land alone would be to obtain a certified residential appraisal from an impartial third party.

Ex-Officio member Axelrod indicated she is familiar with the Broadview Avenue and Pleasant Avenue neighborhoods where the comparable sales figures were taken from and felt that it was not accurate to use these houses in comparison to 434 Marshman. Commissioner Curran reiterated that a professional appraisal would alleviate these types of concerns for the Commission. Gary Brown indicated that Gerard and Sabina did not have the money to pay for a certified appraisal.

Gary Brown discussed the projected fair market valuation of the land at \$550,000 and their estimated total current value of \$425,000, and the \$125,000 devaluation that the owners have realized because of the HPC's denial of a COA to demolish the house. Commissioner Curran indicated that no hard data has been submitted to substantiate that estimated land value.

Commissioner Fradin attempted to summarize the discussion to this point: The Commission is trying to decide whether the owner can obtain a reasonable economic return from the property. The discussion is not about whether the property can realize a fair market return or a similar value that

other homes in the area are realizing. Commissioner Fradin asked the applicants why they felt that selling the property for its current value is not realizing a reasonable economic return. The applicants indicated that they should receive fair market value for the house as a reasonable economic return.

Commissioner Temkin asked the petitioners about the estimated costs related to the rehabilitation and updating of the house. Commissioner Rotholz indicated the estimates for the renovation were as much as to projected fair market value of the house. He stated that the estimates were thorough and represented what he felt was a high-end figure. Gary Brown indicated the house is so outdated that all the estimates are accurate and necessary.

Ex-Officio member Benjamin indicated that seeing the interior of the house may be helpful in putting the renovation estimates into perspective. The applicants stated that would not help the review and indicated they would not support a visit. Ms. Benjamin felt the estimates for rehabilitation were too high and could reasonably be scaled back. Commissioner Becker agreed and felt the proposed renovation would not need to cost as much as the applicants had estimated.

Hart Passman ran through the options available to the Commission for the disposition of this application. The argument on the part of the applicants is that with demolition, they cannot receive a reasonable economic return from their property.

Commissioner Fradin indicated that if reasonable economic return means fair market value, then any owner of a landmark property could petition for demolition based on a showing that their property is worth slightly less than fair market value by virtue of its landmark status. This should not be considered a definition for reasonable economic use. The HPC should endeavor to establish if the house can be sold for an amount within a range of reasonableness around fair market value. For this reason it would be helpful to know what the fair market value is.

John Brown stated that Gerard pays the equivalent of \$1,000 a month in taxes and the landmark status is the only reason that the property isn't selling.

Hart Passman discussed the appeals procedure relating to the denial of a Certificate of Economic Hardship.

Commissioner Fradin stated that the applicants are not testifying that they cannot sell the house because of mold, deterioration, rot, etc. They are testifying that they cannot sell it for the fair market value they have estimated.

The Commission agreed that the discussion boils down to whether fair market value is the same as reasonable economic return. Chairwoman Sogin indicated that the Historic Preservation Commission was not in a position to debate that and the City Council is the body to make that determination.

Hart Passman summarized the possible motions for the Commission: Engage a study period of 60 days to further analyze whether the property can be put to reasonable beneficial use and can realize a reasonable economic return, or a motion to deny the certificate of economic hardship.

- Motion denying the Certificate of Economic Hardship for 434 Marshman Street on the grounds that the property can be put to beneficial use and can realize a reasonable economic return: Commissioner Fradin
- Second: Commissioner Temkin
- Vote: 7-0 Motion passes.

IV. Discussion Items

- 1) The Commission discussed work plan items for the 2013 budget year. Planning Manager Sloan invited the Commission to contact staff with ideas for projects that might involve City financing so money can be set aside ahead of time.

V. Business from the Public

VI. Other Business

VII. Adjournment

Chairwoman Sogin adjourned the meeting at 10:36 pm.

Request For Council Action

REFERRED TO COUNCIL: September 24, 2012

AGENDA ITEM NO: #.

ORIGINATED BY: Department of Community Development

STAFF CONTACT: Andy Cross, Planner II

SUBJECT: Consideration of an Appeal to the Historic Preservation Commission Denial of a Certificate of Economic Hardship for the House at 434 Marshman Street

SUMMARY AND BACKGROUND OF SUBJECT MATTER:

The owners of 434 Marshman Street applied to the Historic Preservation Commission for a Certificate of Economic Hardship to allow the demolition of their locally-landmarked home. The Commission denied the petition and the owners have requested an appeal before the City Council. The Department of Community Development recommends that the City Council consider the appeal from the owners of 434 Marshman Street to the Historic Preservation Commission's denial of their request for a Certificate of Economic Hardship.

The Albert Campbell house at 434 Marshman Street was designated a local landmark with owner consent in 1991. The landmark nomination was submitted by Irv Wagner, then the Chairman of the Historic Preservation Commission. According to the nomination form, the "low-slung bungalow style house was probably built in the late 20's and early 30's. Interesting stained glass and etched glass windows and window configurations make this one of the finest bungalows in Highland Park." The landmark nomination indicated that the structure met Landmark Criteria #4 and #6:

- (4) It embodies distinguishing characteristics of an architectural and/or landscape style valuable for the study of a specific time period, type, method of construction or use or indigenous materials;
- (6) It embodies, overall, elements of design, detailing, materials, and/or craftsmanship that renders it architecturally, visually, aesthetically, and/or culturally significant and/or innovative;

The current owners of the house, Gerard and Sabina Brown, petitioned the Historic Preservation Commission to remove the existing Local Landmark status on their house in May 2011. In order to remove the landmark status in accordance with Section 24.025 (K), the property would either have to be lawfully demolished, or the reasons for initially landmarking the property would have to no longer be present (e.g. destroyed by fire or tornado). The Commission did not reach either of these findings, so the landmark status presently remains in effect.

The owners then submitted an application for a Certificate of Appropriateness (COA) to demolish their house that was heard by the Historic Preservation Commission on May 10, 2012. As a designated landmark, the house is considered a Regulated Structure and a COA is required to undertake any Regulated Activity.

Request For Council Action

A Regulated Activity is, "Any act or process involving the erection, construction, reconstruction, rehabilitation, repair, relocation, alteration, or demolition of a Regulated Structure."

The Historic Preservation Commission discussed the application for a COA to demolish using the Standards for a Certificate of Appropriateness established in Section 24.030 (D) of the City Code. Many of the standards relate to architectural and design modifications being sensitive to the historic nature of protected landmarks or structures. These did not apply to the Marshman Street application because no structural or architectural modification was proposed. COA Standard number 12, however, was relevant to the discussion:

(12) Destruction or alteration of the historic features. The distinguishing historic qualities or character of a Landmark Regulated Structure or Contributing Regulated Structure and its environment shall not be destroyed. The Alteration of any historic or material or distinctive architectural features should be avoided when possible.

The Commission found that the proposal to demolish the house at 434 Marshman did not satisfy this standard and voted unanimously (6-0) to deny the Certificate of Appropriateness.

Following the denial of the COA, the owners submitted an application for a Certificate of Economic Hardship. The intent of the Certificate of Economic Hardship process is to give the property owners the opportunity to demonstrate that their locally-landmarked house cannot be put to a reasonable beneficial use or that the owners cannot obtain a reasonable economic return from the house without the issuance of a Certificate of Appropriateness for a specific Regulated Activity. In the case of 434 Marshman, the Regulated Activity is the desired demolition of the house.

Section 24.035 establishes the regulations for Certificates of Economic Hardship and permits a building permit to be issued for a Regulated Activity for which a Certificate of Appropriateness has been denied. The regulations require demonstration that without the approval of the proposed Regulated Activity, the Landmark Structure cannot be put to a reasonable beneficial use or cannot obtain a reasonable economic return.

Section 24.035(C) establishes the documentation required to substantiate an economic hardship. These include original purchase information, assessed values, real estate taxes, current property appraisals, and property sale information (listing price, offers received, etc.). The documentation submitted by the owners of 434 Marshman are included in the attachments to this memo. The property was purchased in 2001 for \$360,000. The owners estimate that the current fair market value of the property is \$650,000 without the landmark status. With the landmark designation on the house, the owner's estimated value is \$425,000. The owner's petition argues that the landmark status on the property is devaluing it by \$225,000.

The Commission discussed the economic hardship information provided by the applicants at the August 9th meeting. The Commission noted that estimated current fair market value of the house was determined using prices for recent housing sales in the area provided to them by their realtor. The HPC indicated that the properties used for comparable sales figures did not appear to have taken some important factors into account, such as the size of property or the neighborhood. It was also noted that the applicants had not obtained a certified appraisal of their property and that this would have helped provide an objective, third-

Request For Council Action

party determination of the fair market value and reasonable economic return value for the house at 434 Marshman.

Item 24.035(C)(13) requires applicants to provide information about the economic feasibility of rehabilitating a landmark structure as part of an Economic Hardship petition. The owners of 434 Marshman provided an estimate, included as Exhibit E in their application, for the work necessary to rehabilitate the house and bring it up to current marketable standards. The rehabilitation of the house is estimated by the applicant to be over \$612,000. The itemized estimates included over \$120,000 to remodel the home's two bathrooms and \$127,050 to remodel the kitchen. Historic Preservation Commissioner Nancy Becker, a practicing architect in Highland Park, noted the estimates were on the high end and felt the work could be done less expensively. Ex-Officio HPC Member Susan Benjamin agreed, noting that she has worked on many historic renovations and was aware of techniques and products that could help lower the costs of rehabilitating the old house. The Commission also noted that the estimates for repair were prepared by a sibling of one of the owners who is a licensed and practicing architect, and considered that an alternative cost estimate prepared by an unrelated third-party would be more credible.

The Historic Preservation Commission then voted unanimously (7-0) to deny the Certificate of Appropriateness based on the following findings:

- The house was presently providing shelter for the owners and is being put to a reasonable beneficial use as a single-family property
- The house can be sold for a reasonable economic return, even if it is less than the fair market value as determined by the non-appraisal means presented

The Commission had extensive discussion about what constituted "reasonable economic return." Commissioner Gerald Fradin stated that, within the context of a Certificate of Economic Hardship, reasonable economic return cannot be fair market value because it would mean any owner of a landmark property could petition for demolition based on a showing that their property is worth slightly less than fair market value by virtue of its landmark status. This should not provide grounds to approve the demolition of a historic structure. It was noted, however, that a reasonable economic return should be somewhere near the fair market value and having a formal appraised value of 434 Marshman would have helped the Commission discuss what that might be. The applicants indicated they felt that "reasonable economic return" should be defined as the fair market value of the property.

POLICY:

Section 24.035(G) states the following:

(G) Appeal:

When a Certificate of Economic Hardship for a Landmark or Contributing Regulated Structure is denied, the Applicant may appeal the Commission's decision to the City Council by filing an appeal in writing to the City Manager within 15 days after the Applicant is served with notice by personal delivery or certified or registered mail of the Commission's decision. For the purposes of this Section, the date of mailing or delivery shall be the date of service.

Request For Council Action

The City Council may receive comments on the contents of the record, but no new matter may be considered by the City Council, unless such matter is new or was not known at the time of the hearing. After due consideration of the facts contained in the record submitted to the Council by the Commission and other authorized matter, the City Council:

- (i) may affirm the decision [of the HPC] in total,
- (ii) may approve changes, or
- (iii) may overturn the Commission's decision.

DOCUMENTS ATTACHED:

- Landmark Nomination for 434 Marshman Street
- Application for a Certificate of Appropriateness (COA) for the Demolition of 434 Marshman, May 10, 2012
- Minutes from May 10, 2012 HPC Meeting
- Application for a Certificate of Economic Hardship for 434 Marshman, August 9, 2012
- Minutes from August 9, 2012 HPC Meeting
- Letter from Gerard & Sabina Brown Requesting an Appeal to the Denial of the Certificate of Economic Hardship

RECOMMENDATION:

The Department of Community Development recommends that the City Council consider the appeal from the owners of 434 Marshman Street to the Historic Preservation Commission's denial of their request for a Certificate of Economic Hardship.

Demolition Delay Finding of the Historic Preservation Commission. Councilman Blumberg moved to deny the appeal and concur that the Historic Preservation Commission properly applied the standard for imposing a 365-day demolition delay and that the 365-day review period is appropriate. Councilman Mandel seconded the motion.

On a roll call vote:

Voting Yea: Mayor Rotering, Councilmen Mandel, Blumberg and Naftzger

Voting Nay: Councilmen Frank and Kirsch

The Mayor declared that the motion passed.

The City Council took up discussion on Item 7b, Request to Appeal the Determination by the Historic Preservation Commission Not to Terminate the Established Demolition Delay. Hal Francke, attorney for the property owners and the contract purchasers of 1427 Waverly, addressed the issues of equity and hardship, and petitioned the City Council to terminate the establishment of a 365-day review period. Corporation Counsel Elrod clarified the request, being to amend the municipal code, and the determinations the City Council could make. Following discussion, the City Council took no action to amend the Code to terminate the review period for 1427 Waverly.

8. Consideration of an Appeal to the Historic Preservation Commission Denial of a Certificate of Economic Hardship for the House at 434 Marshman Street



Community Development Director Blue gave a background and summary of the appeal to the Historic Preservation Commission (HPC) denial of a Certificate of Economic Hardship, made by the owners Gerard and Sabina Brown, for the house at 434 Marshman Street to allow the demolition of their locally-landmarked home. Director Blue reviewed: (i) the history of the house at 434 Marshman, including that the Albert Campbell house was designated a local landmark with owner consent in 1991 and purchased by the current owners in 2001 as a local landmark, (ii) the owner's previous efforts towards removing the home's landmark status and obtaining a Certificate of Appropriateness to demolish the house, (iii) the documentation submitted by the owners to substantiate an economic hardship for a Certificate of Economic Hardship, and (iv) the HPC basis for the findings to deny the Certificate of Economic Hardship, being that the house presently provides shelter for owners and is being put to a reasonable beneficial use as a single-family property and can be sold for a reasonable economic return.

The City Council heard comments from:

John Brown, brother to Gerard Brown, who stated that Gerard and Sabina Brown have tried to sell the house for three years and have had purchase offers based upon removal of the landmark status and/or demolition. He explained that they can no longer afford to live in the house and are relying on the sale at fair market value for retirement. Mr. Brown petitioned the City Council to approve the economic hardship.

Gerry Fradin, Historic Preservation Commission Vice Chair, who explained: (i) the process and intent behind the Certificate of Economic Hardship review, (ii) that the applicants did not obtain a certified appraisal of the property which

would provide objective, third-party determination of the value and reasonable economic return, and (iii) the HPC deliberations and the basis for the finding to deny the Certificate of Economic Hardship.

Gary Brown, brother to Gerard Brown, who answered the Council's questions regarding the documentation submitted, projected fair market valuation of the land, the estimated current value, and devaluation; and petitioned the City Council to approve the economic hardship.

Following discussion, Councilman Blumberg moved to deny the appeal and affirm the Historic Preservation Commission decision. Councilman Naftzger seconded the motion.

The City Council continued discussion of this matter, and heard comments from Gary Brown, Jean Sogin, Historic Preservation Commission Chair, and John Brown, who answered the Council's questions regarding the incentive to landmark and the basis for landmarking the house at 434 Marshman. Director Blue provided information regarding a similar request to remove the landmark status for 90 Ridge Road, and the basis for granting the Certificate in that case. Following discussion of withdrawing the motion on the table and referring the matter back to the Historic Preservation Commission pending submission of an appraisal and other documentation needed to further examine this matter, Councilman Blumberg withdrew his motion and Councilman Naftzger withdrew his second. Councilman Mandel then moved to remand this matter to the Historic Preservation Commission pending submission of an appraisal and other information that staff and the Commission would require to further examine the application for a Certificate of Economic Hardship for the house at 434 Marshman Street. Councilman Blumberg seconded the motion.

On a roll call vote:

Voting Yea: Mayor Rotering, Councilmen Frank, Kirsch, Mandel, Blumberg and Naftzger

Voting Nay: None

The Mayor declared that the motion passed.

BUSINESS FROM THE COUNCIL

1. Councilman Blumberg moved to approve the request of Jackie Pruitt and Dave Hodapp to inspect and listen to the audio recordings of the closed session Committee of the Whole meetings that occurred on January 28, 2008, August 11, 2008 and November 25, 2008 in accordance with the City policy governing closed session audio recordings, and further moved to allow David Knapp to be present at the time of such inspection. Councilman Mandel seconded the motion.

On a voice vote, the Mayor declared that the motion passed unanimously.

2. Councilman Mandel invited business owners and the community to participate in Highland Park's Green Town Conference on October 17-19, for an experience

designed to promote healthy living, walking and biking, waste reduction, and sustainability. Conference activities include a film festival on October 17, two pre-conference workshops on October 18, and The Green Town Conference on October 19, including major speakers, networking events and hands-on workshops. For a complete list of conference activities and to register, visit www.greentownconference.com.

OTHER BUSINESS FROM CITY STAFF

The Mayor announced that there was no other business from City staff to be discussed this evening.

ADJOURNMENT

Mayor Rotering entertained a motion to adjourn the meeting. Councilman Naftzger moved to adjourn. Councilman Mandel seconded the motion.

On a voice vote, the Mayor declared that the motion passed unanimously.

The City Council adjourned its meeting at 10:50 p.m.

Respectfully Submitted,

City Clerk

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MINUTES APPROVED BY THE CITY COUNCIL ON October 8, 2012

- WITH NO CORRECTIONS X
- WITH CORRECTIONS _____
(SEE MINUTES OF [date] MEETING FOR CORRECTIONS)