

# MEETING AGENDA



## Appearance Commission

Village of Homewood

June 06, 2024

Meeting Start Time: 6:00 PM

Village Hall Board Room

2020 Chestnut Road, Homewood, IL

*Commission Meetings will be held as in-person meetings. In addition to in-person public comment during the meeting, members of the public may submit written comments by email to [pzc@homewoodil.gov](mailto:pzc@homewoodil.gov) or by placing written comments in the drop box outside Village Hall. Comments submitted before 4:00 p.m. on the meeting date will be distributed to all Commission members prior to the meeting.*

*Please see last page of agenda for virtual meeting information.*

1. Call to Order

2. Roll Call

3. Minutes:

Approve minutes from the March 7, 2024 meeting of the Appearance Commission.

4. Public Comments

5. Regular Business:

A. Case 24-16: Gottschalk House Porch, Stairway and Balcony Rehabilitation

6. Old Business:

A. Old and New Business Updates for June 6, 2024 Appearance Commission Meeting

7. New Business:

8. Adjourn

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The public is invited to the meeting using the link below to join Webinar:  
<https://us06web.zoom.us/j/84411188079?pwd=RzFRZzZmeC9RU25CN0ZhYzA0SOV6UT09>

To listen to the Meeting via phone: Dial: 1-312-626-6799  
Webinar ID: 844 1118 8079 Passcode: 170845

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# VILLAGE OF HOMEWOOD



## MEETING MINUTES

DATE OF MEETING:

March 7, 2024

## APPEARANCE COMMISSION

6:00 pm

Village Hall Board Room  
2020 Chestnut Street  
Homewood, IL 60430

### CALL TO ORDER:

Chair Hrymak called the meeting to order at 6:00pm.

### ROLL CALL:

Members Banks, Preston, Quirke, Kidd, Kluck, and Chair Hrymak were present. Member Scheffke was absent.

Chair Hrymak thanked former member Elizabeth Smith for her service on the Commission following her recent resignation from the Commission.

In attendance from Village staff was Director of Economic and Community Development Angela Mesaros, and Assistant Director of Economic and Community Development Noah Schumerth. There was one member of the public in the audience, and no members of the public were in attendance on the Zoom virtual meeting.

### APPROVAL OF MEETING MINUTES:

Chair Hrymak noted that a request for information about graphics depicting electronic signage at 183<sup>rd</sup> and Governors Highway was incorrectly attributed to him, and should instead be attributed to Member Quirke.

Motion for approval made by Member Quirke; seconded by Member Kluck.

AYES: 5 (Preston, Quirke, Kidd, Kluck, Chair Hrymak)

NAYS: 0

ABSTENTIONS: 1 (Banks)

ABSENT: 1 (Scheffke)

### PUBLIC COMMENTS:

None.

### REGULAR BUSINESS:

Chair Hrymak introduced hearing for Regular Business agenda items. Chair Hrymak concurred and introduced Case 23-07: Appearance Plan Update.

### CASE 23-07 – Appearance Plan Update Presentation

Assistant Director Schumerth introduced the case and noted that the presentation for the Commission was designed to provide an update on concurrent projects for the Sign Code Update and Appearance Plan Update, two projects being completed in-house. Schumerth noted that the presentation is designed to share results from public engagement and provide opportunities for discussion about how feedback from Homewood community members should inform the final versions of the new Appearance Plan and Sign Code projects.

Schumerth presented an agenda for the meeting which included reviewing the progress made on both concurrent planning projects, reviewing key takeaways from the public engagement events hosted for the project since 2022, and reviewing priorities and design needs for the new Appearance Plan.

Schumerth reviewed the four primary public engagement tools used for the new planning projects, including two in-person workshop events at annual community events (Fall Fest 2022 and Holiday Lights 2023), an in-person charrette workshop in Spring 2023, and an Appearance Plan survey. Member Quirke asked what a charrette is. Schumerth explained that charrettes are hands-on design workshops with activities, maps and other features which allow for hands-on workshopping of potential ideas for a plan by participants.

Schumerth displayed results of the Fall Fest 2022 workshop. Schumerth discussed the preferred buildings and architectural elements for buildings which emerged from the workshop, which largely focused on the Appearance Plan project.

Schumerth discussed the survey results from the Spring 2023 charrette workshop for the Appearance Plan Update and Sign Code Update projects. Schumerth noted key findings from the workshop, including stated desire to see more painted signs and murals, greater landscaping around monument signs, decorative exterior lights, a more unified lighting scheme across the Village, unique types of signs, bold colors, and more. Schumerth also expressed that residents wished to avoid mansard roofs, pole/pylon signs, LED signs, and signage not used in moderation. Schumerth noted the concerns residents had around signage in the workshop signals the need to take caution in writing the design standards of the new sign code.

Schumerth displayed new methods of organizing the new Appearance Plan which were devised during the Appearance Plan workshop, including a tiered list of material types to ensure high-quality and publicly preferred materials are used on new buildings without exacting onerous costs on developers.

Schumerth summarized the findings from the Holiday Lights 2023 event, which asked residents about preferred building types they wish to see constructed in Homewood and why they preferred such buildings. Schumerth shared that residents had a strong affinity for the use of brick, private and semi-public open spaces visible from streets, outdoor public spaces attached to businesses, and large windows on downtown buildings and multi-family buildings. On commercial buildings, residents expressed that unique rooflines and facades, clear entrances, and better pedestrian lighting and wayfinding are priorities for new projects. On industrial buildings, residents expressed a desire to see outdoor open/gathering spaces, clear entrances, awnings and other simple architectural features which make the building more humane in design.

Schumerth shared other key takeaways from the Holiday Lights event, including the need to shift Appearance Review focus to site design and building relationships over individual architectural elements. Schumerth also noted that in order to respond well to resident concerns, landscaping guidance and adaptive reuse guidance need to be present in any new guidelines created by the Village.

Chair Hrymak noted that maintenance also needs to be a higher priority in the new planning documents.

Member Quirke asked if anything specific standards for maintenance were identified by residents, such as private business owners being required to have the same standards for maintenance as those followed for Village properties. Schumerth said that he would refer back to specific responses from residents and follow up with Member Quirke.

Chair Hrymak asked if there were any “adopt-a-planter” programs ongoing in the Village. Member Quirke said that the program still exists.

Chair Hrymak said that involving local businesses in the statements and materials put out by the Beautification Committee was important for ensuring good maintenance of local buildings and landscaping.

Member Preston discussed using the homeowner’s association concept in Homewood to perform landscape maintenance, where businesses pool dues together to maintain the landscaping surrounding the businesses on public and private property. Schumerth noted that this is a common device used in many communities through Special Service Areas (SSAs) or Business Improvement Districts (BIDs), and these can be considered for Homewood in the future.

Member Quirke asked for clarification about what a Special Service Area (SSA) is. Schumerth said that it is a taxing district permitted by the State of Illinois which allows businesses within a defined area to levy a small tax for specific stated improvements, which can include landscaping maintenance and construction, public infrastructure investments, repairs, and other projects. Schumerth noted that funds may only be used in the defined area around the businesses or property owners agreeing to participate in the tax. Hrymak noted that it is a tax and may take a long time to reach approval. Schumerth noted that 51% of property owners in the defined area need to agree to the tax, and there are appeal processes which other property owners may take.

Schumerth returned to Member Quirke’s question and noted that specific maintenance standards were expressed for the maintenance of landscaping at the front of lot, landscaping in parking lots and around signs, and of storefronts in the Southgate area. Schumerth stated he is happy to send the individual comments to any member of the Commission.

Schumerth discussed the Appearance Plan Survey released in late 2023 and early 2024, and noted that there were over 190 responses to the survey. Schumerth discussed the results of the survey. For the first question of the survey discussing how residents would improve one building in the Village, Schumerth noted that the Hartford Building, Homewood Brewing Company (under construction) and the former Brunswick Lanes buildings were most commonly selected to change. Staff Liaison Mesaros noted that the results of this question should be read with caution, as the Hartford Building and Homewood Brewing Company are incomplete buildings that are not full and active yet, and that opinions on design should be collected once the buildings are finished.

Schumerth noted that the Hartford Building feedback focused on the building's material and design, the Homewood Brewing Company feedback focused on the scale of the building, and the Brunswick Lanes feedback focused on the maintenance and upkeep of vacant properties. Schumerth said that the feedback had a far higher level of precision than expected, with many answers providing a lot of detail. Hrymak praised the level of care put into the survey.

Schumerth stated that in the second survey question on priorities for the new Appearance Plan, creating standards for improving landscaping quality and increasing open space availability was the top priority expressed by residents. Schumerth said that this was closely followed by the use of historic materials on all buildings. Schumerth said that this gave staff a great picture into how to spend time in developing new standards for the Appearance Plan.

Schumerth stated that a full word study of the responses provided for the survey gave a clear set of values to anchor the new Appearance Plan and Sign Code documents in. The top values expressed by Schumerth's study included "quality materials, compatibility and continuity, creating inviting open areas and landscaping, and prioritizing maintenance."

Quirke asked if there were any comments or concerns brought up about accessibility and ADA compliance. Schumerth noted that there were comments about accessibility brought up, including one expressing a desire to see ADA entrances to buildings be "as beautiful and interesting as the primary entrance of the building." Schumerth said that new designs should avoid "tacking" ADA entrances and infrastructure in hard-to-see areas of building.

Schumerth opened up a broader discussion with the Commission. Schumerth noted that the goal of the evening was to invite discussion as a Commission about the direction of the specific recommendations for the Sign Code and Appearance Plan. Schumerth noted that the question of the evening was to answer "what main ideas are coming through the plan?" and use those answers to start to come up with ideas that we can stitch directly into a written set of plans for the Village.

Chair Hrymak noted that the discussion should be informal and Commissioners could speak at any time.

Member Preston noted that finding a "happy medium" between these preferred materials and modern materials is important.

Chair Hrymak noted that people clearly want more brick and stone, and want us to avoid stucco and other modern materials which have become common around the Village. He noted that residents do not like the limited dark brick that looks too modern on the Hartford Building, and also dislike vinyl siding. Hrymak said that he did not remember approving the design that was built at the Hartford Building with limited brick on the structure.

Chair Hrymak also noted that businesses in Homewood operate in a low budget environment with taxes and other burdens. Member Preston asked if the Village could go after funding for improved materials and better building construction. Preston noted that a grant writer could be a useful resource for producing better architecture. Staff Liaison Mesaros asked if there are local grants available for use by the Village for the types of projects being discussed. Member Preston stated that there are economic development resources available through the Southland Development Authority and other local development groups.

Member Preston stated that Homewood needs a small business group to help raise awareness for these funds. Chair Hrymak noted that Homewood has the Homewood Business Association fulfilling that role. Preston noted that as a member of the Southland Development Authority, they are often not present at workshops or grant events. Preston expressed a desire to see Homewood community members “huddle together” to figure out how to secure funds for use in Homewood.

Member Quirke noted that TIF districts allow for unique opportunities to encourage better design. Quirke noted that the Village likes to encourage the distribution of money for new projects, and that it could be used to support and incentivize good projects, though they are long-term funds. Member Preston further discussed the need for Homewood to also be involved in the work of articulating a vision of design for Homewood and surrounding areas through involvement in the distribution of funds from the Southland Development Authority. Staff Liaison Mesaros noted that staff were not aware of the funds and programs being mentioned by Preston, and asked for more information separate from the meeting.

Member Quirke said that when developers were designing and presenting the Hartford Building, they wished to lure people from downtown Chicago. Quirke noted that the design, including materials and the garage doors in the front of the building, were designed to mimic the downtown designs that many young people in the downtown are drawn to. Member Preston said that the building was very reflective of designs employed on the north side neighborhoods of Chicago, which has benefits in attracting new people with disposable income but could affect community character.

Chair Hrymak said that he recalled building requirements being generated to dictate the levels of materials required for each new building. Staff Liaison Mesaros noted that portions of the tiered materials graphic shown by Schumerth earlier in the evening was integrated into the zoning ordinance and can be found in the code’s development requirements. Mesaros said that the requirements in the Appearance Plan can be more strict as a set of guidelines, which are negotiable to individual projects.

Chair Hrymak expressed appreciation for tiered guidelines and more specific thresholds written into guidelines to allow developers to have clarity in what is expected of them. Schumerth thanked Hrymak for the feedback.

Member Kluck also expressed a desire to see clear “windows” and standards to be written into the Appearance Plan to ensure that developers and architects do not waste their time and know from the start of the project what is expected in terms of project design and the subsequent cost of the project. Chair Hrymak also noted that these standards ensure that the Village does not set bad design precedent. Schumerth provided examples of how more specific standards can be written into a set of design guidelines.

Schumerth said that there were tradeoffs in terms of higher costs and restrictions on design ideas.

Member Kidd asked if it is possible to write standards and guidelines in such a way that it provides clear numbers and standards for developers to understand. Schumerth said that it is, and the main goal is to write in numbers or thresholds that are too specific nor too broad, which is difficult. Chair Hrymak and Staff Liaison Mesaros stated that past efforts to accomplish this had not worked in Homewood.

Member Kidd asked how other cities achieve successful design standards language, pointing to Naperville and Orland Park not having buildings which stand out from one another in a way that is

noticeable to a visitor. Member Preston said that there are incentives for staying within preferred design thresholds for materials, building massing, and other characteristics, offering a way for quality increases in building design to “pay for themselves.”

Member Banks said that in her previous community, there was a high level of “back and forth” between design review boards and developers, requiring color and material boards, multiple rounds of “back and forth” in design, and ongoing dialogue about the design of buildings. Banks noted that there was always a prioritization of using materials or building details that are drawn from immediately adjacent buildings. Banks said it was important to review buildings next to its neighbors to make decisions. Banks said that the La Grange design review board had an approach which would be willing to say “no” to new designs, and was proactive in offering design solutions and recommendations to developers or to other voting bodies considering plans for new buildings. Banks expressed a desire to see the Appearance Commission embrace its role as a design review board with some authority over building design.

Member Quirke expressed concerns that La Grange’s processes were not transferable to Homewood because La Grange is a home rule community. Staff Liaison Mesaros noted that she was a former employee of the Village of La Grange, and said that La Grange is not home rule and has the same municipal status as Homewood.

Schumerth thanked Member Banks for the new ideas and for bringing expertise from La Grange. Schumerth expressed a need for a proactive design review board in order to achieve successful design, and said that there is a need for successful tools to use to enact good recommendations for building designs.

As Schumerth presented the remainder of the questions written for the Appearance Commission, Member Quirke said that there was a need to improve enforcement of design quality and maintenance in the Village. Quirke said that enforcement was also needed to avoid “ad hoc” repairs and other actions which degrade the appearance of buildings. Chair Hrymak said that he was encouraged by the Village President openly stating at the previous Appearance Commission meeting that greater maintenance enforcement was needed in the Village.

Staff Liaison Mesaros noted the importance of granular details in the appearance of a community, and that she attended a conference in Naperville where she took photos because she was impressed by the attention to detail and clear maintenance of the community.

A member of the public walked into the Village Board Room to attend the meeting.

Chair Hrymak noted that there are “tried and true” building materials which the Village needs to embrace, and that they are what are often remembered from communities where people are visiting, as Staff Liaison Mesaros noted when she visited Naperville.

Schumerth introduced a separate conversation on areas of concern that need to be addressed through the Sign Code Update. Chair Hrymak said the focus needs to be on reducing and eliminating the use of LED and neon signs in the community. Member Banks said that such types of signs were prohibited in La Grange. Chair Hrymak said that gas stations in particular need to be watched for the use of signs.

Schumerth noted that in his previous community of Gilbert, Arizona, the community had an extensive set of design requirements in its sign code, and enforcement teams were given explicit training about common sign code violations to watch out for.

Member Quirke expressed concerns about the number of signage that businesses are being given, and said that there is a need to focus on how much signage is provided to individual storefronts and building tenants. Quirke said that the current standards do not give much detail about how much signage should be given to multi-façade buildings, or where signs can be placed on buildings with multiple frontages. Quirke said greater clarity on both amount and placement of signage are needed. Banks shared that multiple tenant buildings were treated differently than single-tenant buildings of the same size. Schumerth said that there are some requirements for multi-tenant and multiple frontage buildings, but that it is an area where more regulations and guidelines may be needed. Schumerth stated that these areas would be revisited in the rewriting of the Sign Code. Staff Liaison Mesaros said that the current requirement limiting enforcement and final sign allowances to building owners is difficult to manage.

Schumerth shared the next decisions to be made for the Appearance Plan document, including the creation of design “districts,” the final outline and structure of the plan, the design of the plan document, and the clear values which will be used to communicate the central purpose of the plan to the public.

Schumerth closed the presentation and thanked the Commission for the discussion. Chair Hrymak asked if any other people were involved in the public engagement work done for these projects; Mesaros and Schumerth said that it was only the two planners on staff.

Member Quirke requested that a “cheat sheet” be created with a short summary of the information collected through the public engagement process for these projects. Quirke mentioned it will make it easier to have discussions with other boards and with members of the Homewood community about the changes being proposed to the Appearance Plan and the Sign Code.

Chair Hrymak asked if the member of the audience who joined late in the meeting had any concerns or questions about the Appearance Plan and Sign Code projects. That member of the audience asked a question about feedback given on the Downtown Transit-Oriented Development Master Plan. Chair Hrymak said Village staff has received lots of feedback on the plan document.

### **OLD BUSINESS:**

Chair Hrymak said that Stoney Point Grill looked ready to open. Staff Liaison Mesaros said that the business was prepared to open in the next several weeks. Hrymak praised the design of the signage and the interior and Mesaros said the interior build-out was largely complete.

Chair Hrymak also noted that the sign for Homewood Brewing Company was installed on the building’s canopy. Staff Liaison Mesaros noted the quality of the interior work and that the business was also very close to opening. Member Quirke asked about the former pizza restaurant next door and noted the Homewood Brewing Company sign on the side of the building. Quirke asked what the building will be used for, and whether it will be part of the brewery. Staff Liaison Mesaros said that plans are not finalized for that building but that it is owned by the owners of the brewery.



Chair Hrymak asked about the work going on within the Ridgewood Tap building, and commented on the new windows installed in the building. Hrymak asked about the new color band on the mid-section of the building and asked if the business had applied for its sign permits or had been prepared to be seen by the Appearance Commission. Staff Liaison Mesaros said that the sign will mostly replace the existing signage and that an Appearance Review was not required.

Member Kidd asked about a building on Harwood that is proposed to be a donut shop. Staff Liaison Mesaros said that interior work has continued on the building and that they still have plans to open. Chair Hrymak expressed relief that the business will open irregardless of public controversy about the incentives and construction on the building.

### **NEW BUSINESS:**

Schumerth shared that a new memo had been attached to the agenda packet summarizing old and new project information for the Appearance Commission.

### **ADJOURN:**

A motion was made for adjourning the meeting by Member Preston; second by Member Kidd.

AYES: 6 (Members Banks, Preston, Quirke, Kidd, Kluck, and Chair Hrymak)

NAYS: 0

ABSTENTIONS: 0

ABSENT: 0

The meeting was adjourned at 7:05pm.

Respectfully submitted,

Noah Schumerth

# VILLAGE OF HOMEWOOD



**MEMORANDUM**

**DATE OF MEETING: June 6, 2024**

**To:** Appearance Commission

**From:** Noah Schumerth, Assistant Director of Community and Economic Development

**Through:** Angela Mesaros, Director of Community and Economic Development

**Topic:** Case 24-16: Gottschalk House Porch, Stairway and Balcony Rehabilitation



**DOCUMENTS FOR REVIEW**

Title	Pages	Prepared by	Date
Application Form – Appearance	1	Ioannis Davis, Architect	05/28/2024
Application Packet and Drawings	14	Ioannis Davis, Architect	05/22/2024
Required Structure Report – Building Inspector	2	Dennis Johnson, Chief Building Inspector	06/01/2024
Federal Requirements for Rehabilitation Projects	3	Office of the Federal Register	N/A
Additional Architectural Resource	1	Noah Schumerth, Asst. Dir. of ECD	06/01/2024

**BACKGROUND**

The applicant has proposed work to renovate the porch structure and details along the front of the historic home at 18101 Martin Avenue, known as the Gottschalk House.

The work will include the following projects:

- Replacement of all rotted wood trim and bead board around private open spaces (porches, balconies) on the front and sides of the home
- Replacement of rotting or damaged structural beams above porch structure of home
- Foundation repairs and leveling for porch and outdoor stairs in the front of the home
- Reconstruction of stone porch steps on the front of the home
- New guardrails and bannister structures on porch stairs and balcony of home

According to the Historic Preservation Ordinance of the Village of Homewood (Section 22 of the Village Code of Ordinances), the Village Board has the authority to designate buildings, structures, artworks and open spaces with an official local landmark status. This status designation subjects proposed changes to these elements of the built environment to greater scrutiny, including special review procedures of all

building and demolition permit applications and additional regulations to ensure the preservation, protection, enhancement, and rehabilitation of such landmarks.

All changes requiring a building permit which are performed to a building with landmark status is to be subject to review by the Village Board of Trustees. The Appearance Commission is to review and provide recommendations to the Village Board for all proposed changes, as outlined in Section 22-56(b) of the Village Code of Ordinances. The Appearance Commission shall review any proposed changes to a designated local landmark with the standards of Section 22-57 of the Village Code of Ordinances.

The residential structure located at 18101 Martin Avenue is designated as a local landmark by the Village Board of Trustees, per Ordinance M-687 of the Village of Homewood as approved and adopted on September 14, 1982. The designation subjects any change to the building at 18101 Martin Avenue to the additional review requirements and regulations of Section 22 of the Village Code of Ordinances.

## HISTORY

The home at 18101 Martin Avenue was constructed in 1891 and is one of Homewood's oldest remaining structures. The house was constructed by Henry Gottschalk, who served as Village President in the early 20th century and was the founder of the Gottschalk Brick and Tile Works and Chicago City Bank. The home was constructed as a centrally located manor house for the Gottschalk family as the influence of the family grew in the Homewood community.

In the mid-1950s, the house was converted into apartments. In 1986, a portion of the building was converted for commercial use, and a large modern addition was constructed in the rear of the home. The home has been prominently featured in numerous annual community events, including Homewood Fall Fest and "Gottschalk-the-Walk." The house remains classified as apartment housing.

## DISCUSSION

The home is a prominent example of the Queen Anne style, a Victorian-era style, which saw its peak popularity in the design of larger homes between 1880 and 1910. The style is defined by varying craftsman-preferred materials, asymmetrical exterior and interior designs, broad front-facing gables and dormers, porch structures, and reliance on private open spaces as defining architectural features. Many Queen Anne homes are decorated with finely crafted spindle work, classic column designs, timbered gable designs, and patterned masonry.

Over 50% of all Queen Anne homes known to have been built in the United States were built with a form including a hipped central roof with lower cross gables. The Gottschalk House is a modified version of this form, with the following elements setting the Gottschalk House apart as a unique piece of Victorian-era architectural history:

- **Roof Layout:** The home's roof structure is comprised of a single hip with no additional gables attached to the structure; broad front-facing gables with material detailing define many Queen Anne homes. Instead, the home employs a large number of dormers and secondary gables of varying shapes and sizes. Architectural detailing common for Queen Anne gables is used on the front faces of many of the dormers.

- **Hip Roof Design:** The home’s hip roof includes a longer central ridge than is common on most Queen Homes without a gable roof, creating a unique appearance of length moving away from Martin Avenue.
- **Free Classic Design:** Unlike many Queen Anne homes, which use fine decorative columns and intricate spindle work across the structure, the home instead employs “Free Classic” design principles, using columns in a Classical style (Doric commonly) and less intricate forms, using the location of columns and posts to create detail and visual interest. Differing from many other “Free Classic” Queen Anne designs, the Gottschalk House does not group columns together and uses a standard spindle pattern along its porches and balconies, instead employing a large amount of color on columns and spindles and using oversized posts to achieve its visual interest.

The Gottschalk House has numerous other well-preserved features which are common for Queen Anne homes from the 1890s, including:

- **Turrets:** The Gottschalk House includes a large turret near the corner of Kroner and Martin Avenues, the most common location on Queen Anne homes.
- **Primary and Secondary Dormers:** The home includes many dormers along its top story, including large and small dormers. The Gottschalk House has far more dormers than typical in this type of home; many are later additions from the conversion of the home to a multi-family building.
- **Few Flat Wall Surfaces:** The home features few large wall surfaces, given that the house is broken up by numerous turrets and bays, large windows, large windowsill elements, and overhanging gables and eaves with large amounts of ornamentation.
- **Patterned Masonry:** Perhaps the home’s most unique feature, the brickwork is patterned in a rhythmic pattern similar to many Queen Anne homes, but adds additional detail through the “Homewood” moniker stamped pattern on each of the bricks on the house, adding a local spin to a common design feature of the Queen Anne home.

### ***Analysis of Proposed Changes***

The proposed changes to the home in this application are primarily focused on the porch and balcony structures. These are prominent architectural features of the Queen Anne style. The proposed changes also affect the column and spindle work, which are features central to the integrity of the home’s Queen Anne style. Therefore, the review of this proposed renovation must be handled with care. The following is a detailed analysis of proposed changes to the Gottschalk House per Section 22 of the Village Code of Ordinances:

#### **(1) Whether the proposed work will highlight or positively enhance any exterior feature of the property and improvements.**

The current porch, stairs and balcony structures on the exterior of the home are in poor physical condition. The porch’s columns and front newels are misaligned due to structural issues below the porch, which this repair seeks to rectify. The structural improvements, including the replacement of rotting beams and trim sections of the porch roof and foundation repairs below the base of the porch structure, will be essential for extending the life of the historic structure. These maintenance repairs will positively enhance the appearance of the property.

The visible changes to the structure are concentrated around stair structure at the front of the home, which include the full replacement of stone and wood stairs and wooden bannisters and newels. None of these elements, except the stone foundation of the stairs, are original to the home. The newels will be rebuilt with greater detailing, including “cove and dentil” trim around the top edge of the newel and a large decorative cap painted in a matching teal color used on details around the exterior of the house. Similar newel posts will be used on the upper balcony on the second floor. The new caps on the tops of the newel posts complement existing trim and detailing, using a ball design surrounded by ornate trim consistent with the ornamentation typical of Queen Anne homes (see attachment created by staff for similar examples of detailing from Queen Anne homes). The new foundations poured underneath the newels will extend the lifespan of the improvements and are consistent with structural code requirements.

The spindle work replacement proposed on the balcony structure is consistent with the “Free Classic” Queen Anne variant that the Gottschalk House reflects. The proposed balusters on the upper balcony match the existing previously approved balusters on the porch structure on the first floor. The teal and crème paint pattern used on the new balusters will match others used around the structure. The restoration of these balusters will improve the appearance of the upper balcony and allow the balcony to be closely married to the porch structure below in style and condition.

While the design of the proposed banisters on each side of the new stair structure is architecturally consistent with the style of the home, staff has concerns about the height of the final improvements on each side of the new stair structure. The height of the banisters on each side of the set of stairs leading to the patio is proposed to be shortened significantly from the current design, with the balusters in the banisters lowered to the plane of the stairs rather than placed on a raised bar above the stairs. The removal of the bar and the connection of the balusters directly to the plane of each stair creates a lower height for the railing on each side of the stairs, remedied by the proposed 42” steel handrail on each side of the stairs.

This steel handrail is prominently located on the front stairs of the home and is not consistent with the architectural character of the house. While some historic properties converted to multi-family residences have modern stair treatments following ADA and state accessibility requirements, staff finds that the proposed safety and accessibility treatment has not been thoughtfully integrated into the architectural style of the home.

**Staff recommends the removal or adjustment of the 42” steel handrails on the stairs to ensure compliance with the requirement to highlight or positively enhance exterior features of the home. Alternative actions include raising the top rail height to approximately 36” to ensure the top return of the railing on each side of the stairs aligns with the height of the railings of the main porch structure, as is reflected in the current conditions of the patio.**

**(2) Whether any new improvements will have a positive effect and harmonize with the external appearance of neighboring improvements.**

The central location of the Gottschalk House requires careful harmonization with the appearance of neighboring improvements. There have been numerous improvements in the immediate vicinity of the home in the past 12 months, including the completion of the Hartford Building at 2031 Ridge Road and the renovation of the former Homewood Florist space across the street at 18064 Martin

Avenue. As investment continues in this area of the downtown district, it is imperative to ensure that the maintenance of the home is on par with surrounding structures.

The proposed improvements will address visually apparent structural issues with the building, including the forward bowing of the porch, the wear of paint, and the rotting of wooden structure and trim elements around the front of the building. The improvements will ensure that the home is maintained consistent with the new construction and renovation work in the immediate vicinity.

**(3) The extent and process of any proposed demolition and subsequent changes in landscaping.**

Demolition is limited to elements which will be fully replaced, including:

- Two structural beams in the roof of the porch structure
- Stair foundations, banisters/balusters, and newels at the front of the structure
- Guardrail and balusters on the upper balcony
- Trim along the roofline of the porch structure

All elements will be replaced with similar structural elements or receive treatments consistent with the character of the existing house. Construction methods, including the relocation of the stone step at the base of the stairs to allow new concrete piers below the stairs to accommodate new newel construction, will not disrupt the home in a manner detrimental to its architectural character. There are no changes to landscaping proposed with demolition associated with this project. The landscaping elements at the front of the porch structure will be preserved. To maintain compliance with local building and zoning codes, the landscaping must be kept in acceptable condition throughout the project.

**The staff has no concerns about the extent and process of the proposed demolition.**

**(4) Whether the proposed work will result in the maintenance or addition of site landscaping and other vegetation.**

There are no changes to landscaping proposed with this project. All existing landscaping at the front of the porch structure will be preserved, and building code and zoning requirements will be enforced to ensure that the landscaping is maintained to an acceptable condition at the end of the project. All damage to landscaping during the building process must be replaced to its original condition.

**(5) A report from the building inspector on the state of repair and structural stability of the improvement under construction.**

A previous citation and additional report completed by Chief Building Inspector, Dennis Johnson, are attached with this memorandum.

**(6) Any changes in the essential character of the area which would occur as a result of approval of the application.**

The structural repairs and improvements to the property will positively affect the essential character of the area, ensuring the visual quality and architectural integrity of the landmark home in a centrally located district of the Village.

**(7) Whether the proposed work is in accordance with the Secretary of the Interior's standards for rehabilitation, as found in 36 CFR 67, as amended.**

The proposed work complies with the Secretary of the Interior's standards for rehabilitation found in federal regulations (36 CFR 67.7). These regulations dictate the quality and reasonableness of repairs and rehabilitation projects for projects receiving federal, state, and local landmark status. A copy of these federal regulations is included for reference as an attachment to this memo.

The materials used for this project, save for the steel handrail recommended for removal, are consistent with those utilized for buildings of similar architectural quality and are of commiserate quality for this project (67.7(c)). The materials and building techniques proposed will not cause accelerated deterioration and will expand the longevity and physical durability of the structure (67.7(c)).

Additionally, while plans to dismantle structural elements and replace decorative elements of the house are included in this proposal, these demolition operations are for allowable purposes as dictated in the federal code, and the demolition and rebuilding operations proposed to comply with requirements for certified rehabilitation projects (67.7(d)).

**(8) Whether the proposed work conforms to any design criteria or other specific guidelines which the village board may later adopt.**

The proposed changes align with the Appearance Plan approved in 1999, to which this building must comply under its multi-family residential use and historic designation. The work that the applicant has proposed to the Gottschalk House meets all standards for ensuring positive relationships between buildings with adjoining areas, landscape and site treatments, and building architecture and design.

Staff does not believe that any design criteria in the future, including the forthcoming Appearance Plan revision later in 2024, will cause the proposed work to become nonconforming with Village guidelines and standards.

## PROCESS

The Appearance Commission must review this proposed work against the standards for historic landmarks in the Village found in Section 22-57 of the Village Code of Ordinances and the Appearance Plan of the Village of Homewood. The Appearance Commission must recommend action for the Village Board to take regarding the proposed exterior improvements to the home.

The Village Board must make a decision regarding the suitability of the proposed exterior improvements in the setting of a public hearing. The Village Board must also consider the economic hardship facing the

applicant and whether design adjustments are warranted based on a limited set of hardship cases outlined in Section 22-58 of the Village Code of Ordinances.

Should the Village Board approve the proposed exterior improvements in this case, the applicant may apply for and receive building permits to complete the work in a manner consistent with local requirements in Section 22 of the Village Code of Ordinances and Section 36 CFR 67 of federal code.

### RECOMMENDED APPEARANCE COMMISSION ACTION

The Appearance Commission may wish to consider the following motion:

Recommend **approval** of Case 24-16 by the Village Board of Trustees to permit rehabilitation and reconstruction of porch, stairway, and balcony structures on the residential property designated with historical landmark status at 18101 Martin Avenue, subject to the following conditions:

1. The 42-inch steel handrail recommended for the railings on each side of the reconstructed stairway structure on the front of the home should be mitigated by raising the height of the proposed banisters and balusters on each side of the stair structure to the height of the existing banister structures on each side of the stairway, or approximately 36 inches.





Item 5. A.

# APPLICATION: APPEARANCE REVIEW

2020 Chestnut Road, Homewood, IL 60430

## PROPERTY INFORMATION

Street Address: 18101 Martin Avenue Homewood, IL 60430

Property Index Number(s): 29 31- 311- 003 0000

### Zoning District:

- R-1     R-2     R-3     R-4
- B-1     B-2     B-3     B-4
- M-1     M-2     PL-1     PL-2

### Application Request

Select all applicable boxes for Appearance Commission requests below.

- New Construction, including:
  - » Building Elevations
  - » Landscape Plan
  - » Lighting, Photometric Plan
  - » Signage
- Existing Development
  - » Exterior Alterations
  - » Landscape Plan
  - » Lighting, Photometric Plan
  - » Signage
- Sign Variance

### Proposed Development or Alterations:

**Front Porch Repairs**

## APPLICANT

Name Ioannis Davis RA

Company ID Architecture PC

Address 102 Howard Ave  
Hillside, IL 60162

Phone (708)203-5751

Email idarch@att.net

Role Architect

## PROPERTY OWNER

Name \_\_\_\_\_

Company Yan & Arp An Illinois

Address 1909 Courtland Ave  
Park Ridge, IL 60068

Phone (773)704-8979

Email cuiyan7676@hotmail.com

Check box if the applicant is the property owner

I acknowledge and attest that:

- » All the information and exhibits submitted with this application are true and accurate to the best of my knowledge;
- » Village representatives are permitted to make reasonable inspections of the subject property necessary to process this application;
- » I agree to pay all required fees;    **OWNER WILL PAY FEES**
- » No work may be done without first obtaining a Building Permit. All work shall be completed in accordance with Village Codes and Ordinances.

Ioannis Davis  
Applicant Name

Applicant Signature

5/28/2024  
Date

### Staff Notes

*Do not write below this line.*

CASE NO: _____	Fee: _____ <input type="checkbox"/> Paid	Date Received: _____
Request: _____	Action: _____	Comments/Conditions: _____
Date: _____		
This application has zoning approvals and may proceed to obtain Building Permits or a Certificate of Occupancy.		
Name: _____	Signature: _____	Date: _____



c/o: **Grace Yan**  
**YAN & ARP AN ILLINOIS**  
1909 Courtland Ave  
Park Ridge, IL 60068  
773 704 8979 c  
[cuiyan7676@hotmail.com](mailto:cuiyan7676@hotmail.com)

5 22 2024

Re: **GOTTSCHALK HOUSE [B1-1 DOWNTOWN CORE]**  
**18101 MARTIN AVE HOMewood, IL 60430 [29-31-311-003-0000]**  
**HISTORIC RESIDENTIAL BUILDING PORCH ASSESSMENT REPORT**

Ioannis Davis Architecture PC (ID Architecture) has prepared this report as an analysis of a deteriorating wood porch system at an existing multi-family apartment building in Homewood, Illinois to satisfy Homewood Building Inspector's violations.

**DATES OF OBSERVATIONS**

May 17, 2024

**DESIGN CRITERIA**

Homewood Municipal Code  
ICC International Residential Code, 2018 edition (w/ Amendments)  
Chapter 10 Means of Egress – 1011 Stairs  
1607.9.1 Structural Design - Handrails and Guards

**REPORT PREPARED BY**

Ioannis Davis Architecture, PC  
102 Howard  
Hillside, IL 60162  
708 203 5751 c  
708 449 1517 x  
[idarch@att.net](mailto:idarch@att.net)  
[www.idarchpc.com](http://www.idarchpc.com)



Ioannis Davis RA NOMA AIA  
Licensed Architect  
ILLINOIS No 001-1018890  
Expires 11 30 2024



**I DESCRIPTION OF PROPERTY AND SURVEY** 18101 Martin Avenue in Homewood, Illinois is an existing two-(3) story Multi-Family Residential occupancy building, originally built in 1891 as a Single-Family Residence. The construction type of the apartment building is of ordinary (IIIB) masonry and wood frame construction with masonry exterior walls and frame roof. The exterior, 1-story front wood porch is the focus of this Report. Previous repairs to the open porch include handrail and baluster replacement, roofing, and stair replacement. A balcony located at the roof of the porch is inaccessible from the interior and not occupiable. Overall, the existing wood frame porch system has original members that are over 100yrs old pieced together over time with repairs over several eras. At some point the porch should be rebuilt with new framing to restore the porch. Observations were made hands-on at the property in daylight. The Owner desires to repair the porch in lieu of replacement.

**II DESCRIPTION and LOCATION of OBSERVED CONDITIONS**

**Unsafe and Imminently Hazardous**

During the course of the inspection, ID Architecture did not observe imminently hazardous repairs beyond the unsafe conditions listed in this report.

**Unsafe with Repair Conditions**

**1. PORCH FRONT STAIR:** Wood stair flight from grade is rotating into porch, creating a downforce that is pulling the porch away from the building. Additionally, the porch deck beams are loosely set on the existing stone piers with blocking. While the existing stone piers appear to be sound and plumb, the beams can slip on the blocking. The entire porch should be jacked up level and then new blocking placed on top of the existing stone piers.

**A. Temporary Measures:** N/A

**B. Repairs:** The stair flight from grade should be replaced - remove existing wood stair treads & risers.

1. Set existing stone step on new concrete pedestals to eliminate heaving.
2. Build new stair flight with historically accurate newel posts & handrailing. Note that historic railing would be lower than current code.
3. Install retrofit guard railing per Illinois Accessibility Code (IAC) & ICC.

**Safe with Repair Conditions**

**1. WOOD BEAM TO STONE PIERS:** The wood beams that are pocketed into the masonry walls of the building at one end bear on stone piers at the other. The bearing at the stone piers is set on blocks and not anchored. Some beams need replacement due to cracks (stress) and rot.

**A. Temporary Measures:** N/A

**B. Replace Cracked and Rotting Beams:** Replace beams with same size wood beams (treated)

1. Brace all construction and level entire porch
2. Replace beams noted on drawings
3. Install wd anchor plate & blocking on top of stone piers to nail new beams to.



**Additional References:** Historic photographs obtained from Homewood Historical Society

**III LIMITATIONS OF THE REPORT**

Because of the physical properties of the many materials commonly used for constructing exterior walls, and the limitations on detecting concealed internal wall distress, this examination performed by ID Architecture may not find all unsafe and imminently hazardous conditions in the wall that are not visible from the exterior. Therefore the performance of the structural masonry and submittal of the report are not a representation that all unsafe and imminently hazardous conditions in the wall have been identified.



PHOTOGRAPHS



STREET VIEW OF FRONT PORCH



STREET VIEW OF SIDE OF PORCH



VIEW OF SIDE OF PORCH & SLIPPAGE



TYPICAL POCKETED BEAM & NOTCHED DECK JOISTS



BEAM ON STONE PEDESTAL & BLOCKING



BEAM ON STONE PEDESTAL & BLOCKING



STAIR FLIGHT W/ POSTS ON GRADE



TYPICAL CONSTRUCTION





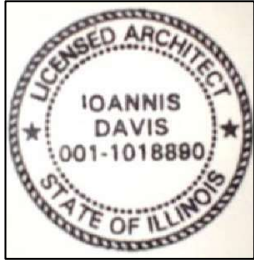
TYPICAL CONSTRUCTION



EXAMPLES OF ROTTING WOOD ELEMENTS

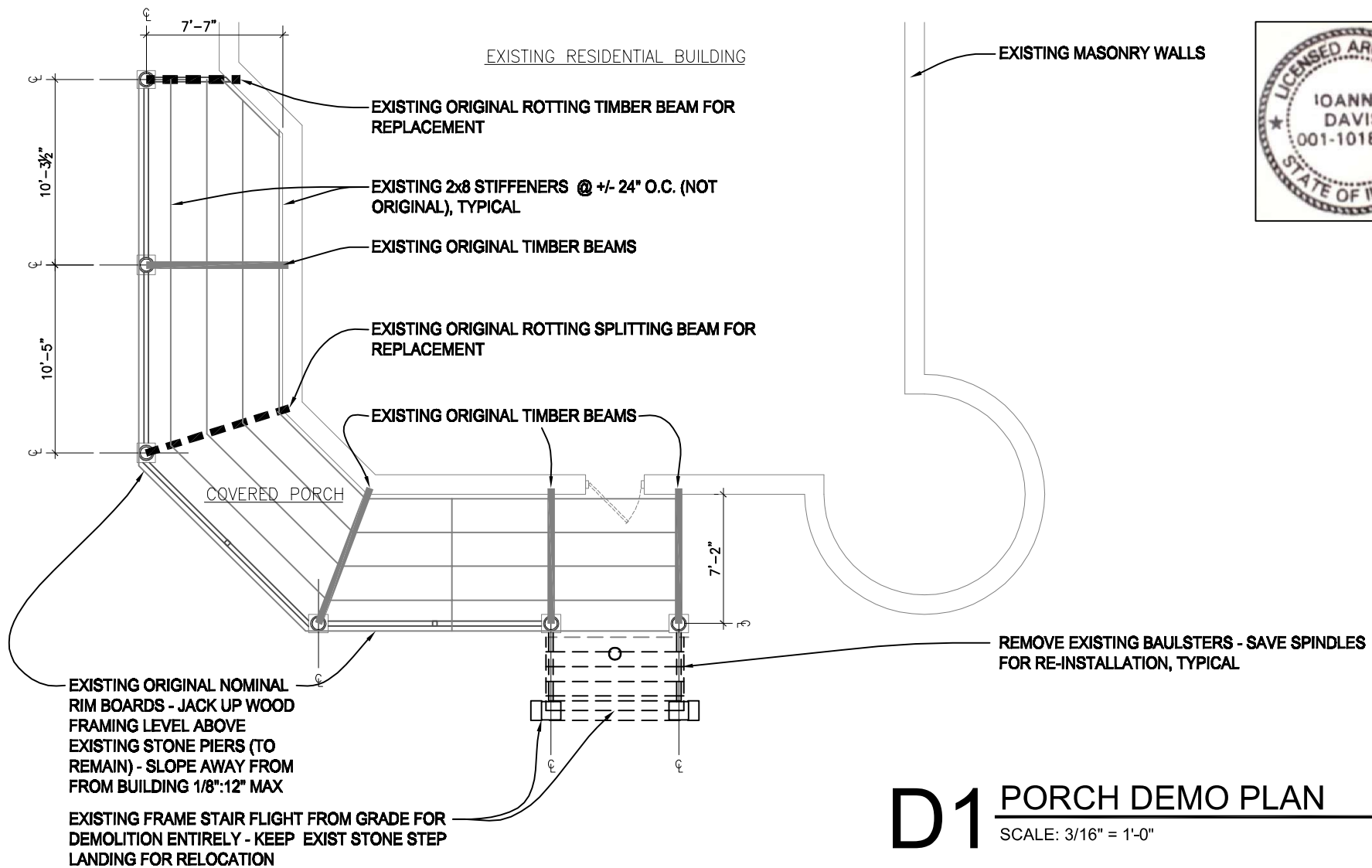


SPLITTING BEAM



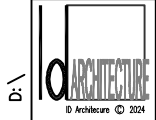
PLOT SCALE 1=1

XX XX\_2008



# D1 PORCH DEMO PLAN

SCALE: 3/16" = 1'-0"

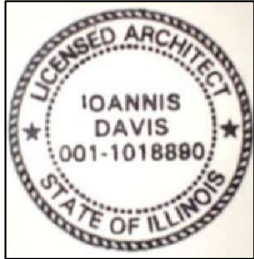


idarch@att.net  
 708 203 5751 P  
 708 449 1517 X

NEW PLANS FOR GRACE CUI YAN:  
**GOTTSCHALK HOUSE PORCH REPAIRS**  
 18101 MARTIN AVE    HOMEWOOD, ILLINOIS

DATE  
**5 22 2024**  
 ISSUED FOR  
 OWNER USE

# D1

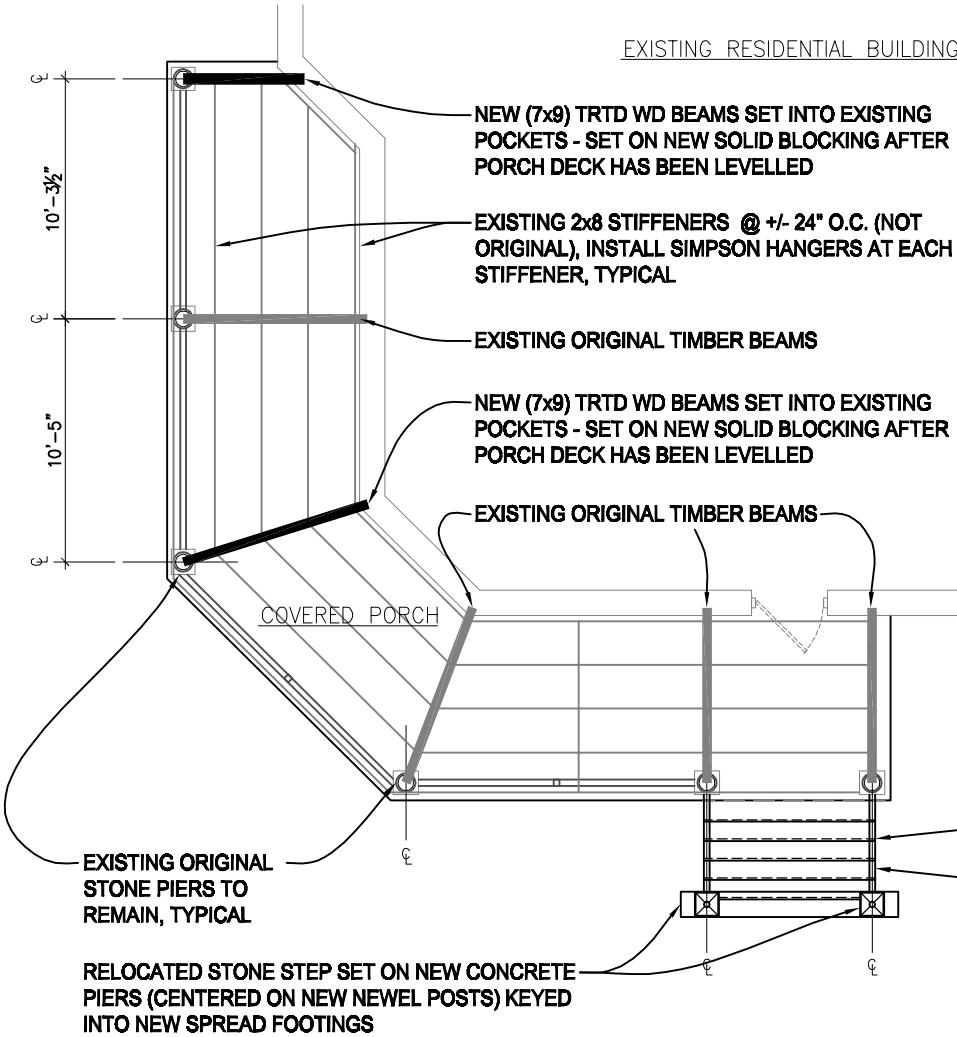


EXISTING RESIDENTIAL BUILDING

EXISTING MASONRY WALLS

NEW TREADS: 1-1/2" SOLID FIR

NEW RISERS: 1" SOLID POPLAR (FOR PAINT)



NEW STAIR FLIGHT W/ DBL 2x12 STRINGERS EA. SD. NOTCHED & BLOCKED ON TOP OF RELOCATED STONE STEP

NEW HANDRAIL W BALUSTERS TO MATCH HISTORIC ORIGINAL COLONIAL STYLE

# 1 NEW PORCH FRAMING PLAN

SCALE: 3/16" = 1'-0"

PLOT SCALE 1=1  
XX XX\_2008



idarch@att.net  
708 203 5751 P  
708 449 1517 X

NEW PLANS FOR GRACE CUI YAN:  
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ISSUED FOR OWNER USE

# A1



EXISTING FRAME STAIR FLIGHT FROM GRADE FOR DEMOLITION ENTIRELY - KEEP EXIST STONE STEP LANDING FOR RELOCATION

JACK UP WOOD FRAMING LEVEL ABOVE EXISTING STONE PIERS (TO REMAIN) - SLOPE AWAY FROM FROM BUILDING 1/8":12" MAX

# D1

## TYPICAL PORCH DEMO SECTION

SCALE: 3/8" = 1'-0"

EXISTING ROOFING

REPLACE ALL ROTTED WOOD TRIM & BEADBOARD PANELLING

NEW CLASSIC 3" TURNED SPINDLES (2 PER TREAD)

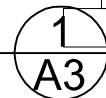
NEW BEVELLED CLASSIC NEWEL CAP W/ COVE & DENTIL TRIM TOPPED W/ 3" DIA BALL

42" H METAL GUARDRAILING EA SIDE OF STAIR

TYPICAL BEAM IN MASONRY POCKET SET ON STONE POSTS

NEW SOLID BLOCKING INSTALLED AFTER DECK IS LEVELLED, OVER 6x8 WD BASE PLATE ANCHORED TO EXIST STONE COLS W/ (4) HILTI CHEM ANCHORS

NEW 2x8 RIM BD & TRIM AT STAIR STRINGER TO COLUMN CONNECTION, TYP



# 1

## TYPICAL PORCH REPAIR SECTION

SCALE: 3/8" = 1'-0"

PLOT SCALE 1=1  
XX XX\_2008

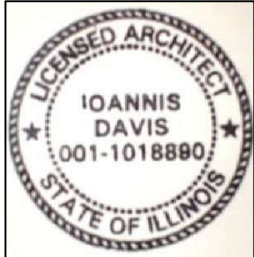


idarch@att.net  
708 203 5751 P  
708 449 1517 X

NEW PLANS FOR GRACE CUI YAN:  
**GOTTSCHALK HOUSE PORCH REPAIRS**  
18101 MARTIN AVE    HOMEWOOD, ILLINOIS

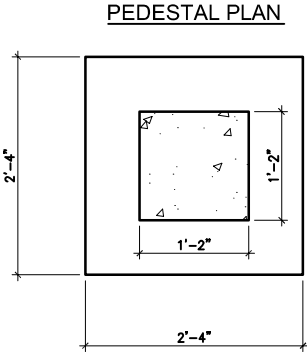
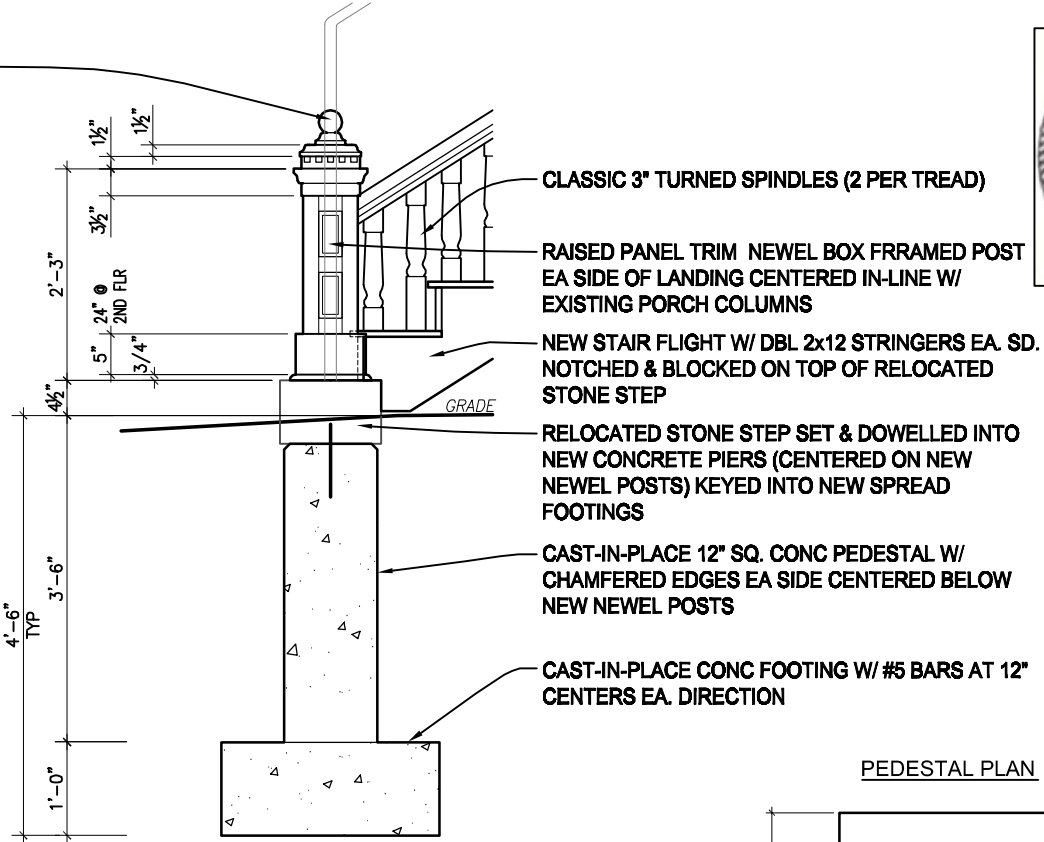
DATE **5 22 2024**  
ISSUED FOR OWNER USE

# A2



NEW BEVELLED CLASSIC NEWEL CAP  
W/ COVE & DENTIL TRIM TOPPED W/ 3"  
DIA BALL

NOTE:  
AT BALCONY ABOVE FRONT PORCH  
BUILD NEWEL W/ TALLER BASE FOR  
42" HIGH GUARDRAILING



# 1 TYPICAL NEW PORCH NEWEL POST DTL

SCALE: 3/4" = 1'-0"

PLOT SCALE 1=1  
XX XX\_2008



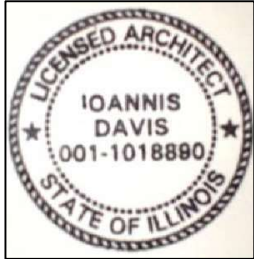
idarch@att.net  
708 203 5751 P  
708 449 1517 X

## NEW PLANS FOR GRACE CUI YAN: GOTTSCHALK HOUSE PORCH REPAIRS

18101 MARTIN AVE    HOMEWOOD, ILLINOIS

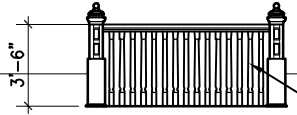
DATE  
**5 22 2024**  
ISSUED FOR  
OWNER USE

# A3



PLOT SCALE 1=1  
XX XX\_2008

REPLACE ALL ROTTED WOOD TRIM & BEADBOARD PANELLING, TYPICAL



NEW 42" HIGH GUARDRAIL W BALUSTERS TO MATCH HISTORIC ORIGINAL COLONIAL STYLE & NEW NEWEL POSTS - REFER TO DETAIL

NEW STAIR FLIGHT W/ DBL 2x12 STRINGERS EA. SD. NOTCHED & BLOCKED ON TOP OF RELOCATED STONE STEP

EXISTING ORIGINAL STONE PIERS TO REMAIN, TYPICAL

NEW RAISED PANEL BOX NEWEL POSTS W/ DENTILTRIM & BALL CAP, TYP - REFER TO DETAIL

RELOCATED STONE STEP SET ON NEW CONCRETE PIERS (CENTERED ON NEW NEWEL POSTS) KEYED INTO NEW SPREAD FOOTINGS

**1 (FRONT) NEW TYP PORCH ELEVATION**  
SCALE: 3/16" = 1'-0"



idarch@att.net  
708 203 5751 P  
708 449 1517 X

NEW PLANS FOR GRACE CUI YAN:  
**GOTTSCHALK HOUSE PORCH REPAIRS**  
18101 MARTIN AVE    HOMEWOOD, ILLINOIS

DATE **5 22 2024**  
ISSUED FOR OWNER USE

**A4**

## Schumerth, Noah

---

**From:** Johnson, Dennis  
**Sent:** Friday, May 31, 2024 10:07 AM  
**To:** Schumerth, Noah  
**Subject:** 18101 Martin

Noah,

I reviewed plans to repair the front porch at 18101 Martin (Gottschalk House). Current state of the porch is in such disrepair that I believe it's imperative for the owner to provide the village with a structural engineer report prior to issuance of permit.





**Dennis Johnson Jr**  
**Chief Building Inspector**

Village of Homewood  
2020 Chestnut Road  
Homewood, IL 60430  
[www.village.homewood.il.us](http://www.village.homewood.il.us)

Direct: 708-206-3388  
Email: [djohnson@homewoodil.gov](mailto:djohnson@homewoodil.gov)



 Displaying title 36, up to date as of 5/29/2024. Title 36 was last amended 5/29/2024. 

**Title 36 – Parks, Forests, and Public Property**  
**Chapter I – National Park Service, Department of the Interior**  
**Part 67 – Historic Preservation Certifications Under the Internal Revenue Code**

**EDITORIAL NOTE ON PART 67**

**Editorial Note:** Nomenclature changes to part 67 appear at 76 FR 30541, May 26, 2011.

§ 67.7 Standards for rehabilitation.

- (a) The following Standards for Rehabilitation are the criteria used to determine if a rehabilitation project qualifies as a certified rehabilitation. The intent of the Standards is to assist the long-term preservation of a property's significance through the preservation of historic materials and features. The Standards pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and the interior of historic buildings. The Standards also encompass related landscape features and the building's site and environment, as well as attached, adjacent, or related new construction. To be certified, a rehabilitation project must be determined by the Secretary to be consistent with the historic character of the structure(s) and, where applicable, the district in which it is located.
- (b) The following Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility. (The application of these Standards to rehabilitation projects is to be the same as under the previous version so that a project previously acceptable would continue to be acceptable under these Standards.)
- (1) A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
  - (2) The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
  - (3) Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
  - (4) Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
  - (5) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
  - (6) Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
  - (7) Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
  - (8) Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
  - (9) New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
  - (10) New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.
- (c) The quality of materials and craftsmanship used in a rehabilitation project must be commensurate with the quality of materials and craftsmanship of the historic building in question. Certain treatments, if improperly applied, or certain materials by their physical properties, may cause or accelerate physical deterioration of historic buildings. Inappropriate physical treatments include, but are not limited to: improper repointing techniques; improper exterior masonry cleaning methods; or improper introduction of insulation where damage to historic fabric would result. In almost all situations, use of these materials and treatments will result in denial of certification. Similarly, exterior additions that duplicate the form, material, and detailing of the structure to the extent that they compromise the historic character of the structure will result in denial of certification. For further information on appropriate and inappropriate rehabilitation treatments, owners are to consult the Guidelines for Rehabilitating Historic Buildings published by the NPS. "Preservation Briefs" and additional technical information to help property owners formulate plans for the rehabilitation, preservation, and continued use of historic properties consistent with the intent of the Secretary's Standards for Rehabilitation are available from the SHPOs and NPS WASO. Owners are responsible for procuring this material as part of property planning for a certified rehabilitation.

(d) In certain limited cases, it may be necessary to dismantle and rebuild portions of a certified historic structure to stabilize and repair weakened structural members and systems. In such cases, the Secretary will consider such extreme intervention as part of a certified rehabilitation if:

- (1) The necessity for dismantling is justified in supporting documentation;
- (2) Significant architectural features and overall design are retained; and
- (3) Adequate historic materials are retained to maintain the architectural and historic integrity of the overall structure.

Section 47 of the Internal Revenue Code of 1986 exempts certified historic structures from meeting the physical test for retention of external walls and internal structural framework specified therein for other rehabilitated buildings. Nevertheless, owners are cautioned that the Standards for Rehabilitation require retention of distinguishing historic materials of external and internal walls as well as structural systems. In limited instances, rehabilitations involving removal of existing external walls, *i.e.*, external walls that detract from the historic character of the structure such as in the case of a nonsignificant later addition or walls that have lost their structural integrity due to deterioration, may be certified as meeting the Standards for Rehabilitation.

- (e) Prior approval of a project by Federal, State, and local agencies and organizations does not ensure certification by the Secretary for Federal tax purposes. The Secretary's Standards for Rehabilitation take precedence over other regulations and codes in determining whether the rehabilitation project is consistent with the historic character of the property and, where applicable, the district in which it is located.
- (f) The qualities of a property and its environment which qualify it as a certified historic structure are determined taking into account all available information, including information derived from the physical and architectural attributes of the building; such determinations are not limited to information contained in National Register or related documentation.

*Item 5. A.*

**Additional Resource: Queen Anne Style Posts (from Public Image Resources):**

The following resource is a set of examples of interior and exterior posts similar to those employed in other Queen Anne home designs. Questions regarding these examples may be forwarded to Noah Schumerth, Assistant Director of Economic and Community Development at [nschumerth@homewoodil.gov](mailto:nschumerth@homewoodil.gov).



From top left (clockwise): Squared Newel Post (private residence in Mapleton, MN); Rounded Post (private residence, New York); computer-generated teaching example generated from a woodworking teaching resource.

# VILLAGE OF HOMEWOOD



## MEMORANDUM

DATE OF MEETING: June 6, 2024

**To:** Appearance Commission

**From:** Noah Schumerth, Assistant Director of Economic and Community Development

**Through:** Angela Mesaros, Director of Economic and Community Development

**Topic:** Appearance Commission New Business Updates

## PAST CASES

Below is a summary of progress made on significant cases heard by the Appearance Commission or related to the appearance of the Village since September 2023:

9/7 - Case 23-25: Façade Improvements at 18027 Dixie Highway: Work is complete. Siding is complete (was torn down and replaced in December 2023). Storefront treatments complete. .

11/3 - Case 23-30: Saint John Neumann Parish: No progress currently made. Work to begin in Summer 2024 as stated by the applicant.

11/3 - Case 23-31: All Nations Church: No progress currently made. Work to begin in 2024 as stated by the applicant.

### Other Previous Cases:

1. Homewood Brewing Company is set to open in the next several weeks. Exterior work, including landscaping and signage, is nearly complete.
2. Starbucks Renovation at 18051 Harwood Avenue is set to receive certificates of occupancy and is proceeding through final inspections. The store will be reopened in June 2024.
3. The Homewood Metra Train Station continues construction; since the last meeting of the Appearance Commission, the station's eastern headhouse and bus station structures have had structural work completed and many underground improvements under the railroad tracks have been completed and are open to the public. Metra completed its station closure on May 20, 2024. An elevator installation later this year will restore ADA access, which is currently restricted at this time (all ADA users are encouraged to use the Calumet station in East Hazel Crest).

Per a previous conversation on March 7, 2024, Village planning and economic development staff have been working with code enforcement and building staff to ensure that all incoming cases are being reviewed to assess whether an Appearance Review is required; the Appearance Review check is now being more carefully built into the zoning review for cases requiring a building permit.

## FUTURE PROJECTS

The following projects may be future items of consideration for the Appearance Commission:

1. The 62' pylon sign for Wind Creek Casino has been submitted for review by the Village. The Village is currently resolving the final placement of the sign, and will look to have all signage on property within the Village of Homewood included in a single comprehensive sign submittal.
2. The subdivision of property at 17750 Halsted Street (adjacent to the Best Buy store) has been approved by the Village Board. The property is being subdivided to support a quick-service restaurant with drive-through. These plans will be submitted for review later this year, and will require an Appearance Review.
3. Signage at the South Suburban Church of God at 1340 W 183<sup>rd</sup> Street will be proposed later this summer. The church is looking to modernize its monument signage with an electronic display.
4. The former Mod Pizza building at 17629 Halsted Street has attracted the attention of a potential tenant who is planning to submit drawings in the next several months for a restaurant. These plans will be required to be reviewed by the Appearance Commission.
5. The Annex Building at 2018 Ridge Road is being considered for a new restaurant concept. The building is currently the subject of a solicitation for alternative bids. If no additional bids are received (none have been received at this time), the Village will continue to proceed with the current proposal for the restaurant in the Village-owned building and will craft a redevelopment agreement to be reviewed by the Village Board. The improvements to the building will require an Appearance Review.

This list is designed to provide a preview of projects which are likely to be considered by the Appearance Commission in the coming months. This list is not exhaustive and is subject to change at any time.