

**VILLAGE OF LAKE BLUFF
HISTORIC PRESERVATION COMMISSION
REGULAR MEETING**

WEDNESDAY, SEPTEMBER 9, 2015 - 7:00 P.M.

**VILLAGE HALL BOARD ROOM
40 E. CENTER AVENUE, LAKE BLUFF, ILLINOIS**

AGENDA

1. Call to Order and Roll Call

2. Consideration of the Minutes from the August 12, 2015 HPC Meetings

3. Non-Agenda Items and Visitors

The Chairperson and Members of the HPC allocate fifteen (15) minutes at this time for those individuals who would like the opportunity to address the HPC on any matter within its area of responsibility that is not listed on the agenda. Each person addressing the HPC is asked to limit their comments to a maximum of three (3) minutes.

4. Consideration of a Significant Demolition Application for the Complete Demolition of 306 E. Witchwood Lane

5. Consideration of a Significant Demolition Application for the Complete Demolition of 142 E. Woodland Rd.

6. A Continued Discussion Regarding the History of Areas in Lake Bluff

7. Chairperson's Report

8. Staff Report

- Update on HPC's Review of Demolition and Historic Preservation Regulations
- Confirm Next Meeting Date – October 14, 2015

9. Adjournment

The Village of Lake Bluff is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities, are requested to contact R. Drew Irvin at 234-0774 or TDD number 234-2153 promptly to allow the Village of Lake Bluff to make reasonable accommodations.

**VILLAGE OF LAKE BLUFF
HISTORIC PRESERVATION COMMISSION
AUGUST 12 2015**

DRAFT MINUTES

1. Call to Order and Roll Call

A Regular Meeting of the Historic Preservation Commission (HPC) of the Village of Lake Bluff was called to order on August 12, 2015 at 7:05 p.m. in the Village Hall Board Room.

The following members were present:

Present: Paul Bergmann
Mary Francoeur
Robert Hunter
Janie Jerch
Janet Nelson, Chair

Absent: Randolph Liebelt
Cheri Richardson

Also Present: Brandon Stanick, Asst. to the Village Administrator (A to VA)

2. Consideration of the Minutes from the July 8, 2015 HPC Meetings

Member Bergmann moved to approve the July 8, 2015 Meeting Minutes as presented. Member Hunter seconded the motion. The motion passed on a unanimous voice vote.

3. Non-Agenda Items and Visitors

Chair Nelson noted there was no one present for this item.

4. Consideration of a Significant Demolition Application for the Complete Demolition of 306 E. Witchwood Lane

Chair Nelson introduced the item and noted the three options before the HPC, including: taking no action; extending the delay 90 days; or extending the delay 120 days. Chair Nelson welcomed a representative of the Estate of May Ann Lea, Mr. Richard Goshgarian, to present information regarding the proposed demolition of 306 E. Witchwood Lane.

Mr. Goshgarian advised the beneficiary of the Estate is Ms. Lea's brother-in-law, Mr. Malcolm Lea. He noted the house was built for the mother of Mr. Ian Lea, husband of Ms. Lea and Ms. Lea recently passed away. The demolition application was filed on behalf of Malcolm Lea. Mr. Goshgarian expressed his desire to have more time to address the questions of the HPC that were forwarded by Staff.

Member Francoeur asked about the history of the house. Chair Nelson noted the house was built for Ian Lea's mother and Ian Lea was the architect. She noted the house is listed as a "Significant" structure pursuant to the 2003 Architectural Survey.

Member Hunter noted Mr. Lea worked for Mies van der Rohe and the design of the house was influenced by the International Style practiced by Mies van der Rohe. He noted the house is an example of simplicity and was built during the start of the modern style of residential construction.

Mr. Goshgarian advised the house is not in good condition.

Member Bergmann inquired of the purpose for the proposed demolition. Mr. Goshgarian stated there have been many discussions regarding the conditions of the house and the demolition process is triggered because of the age of the house. He noted that receiving a demolition permit would not necessarily mean Malcolm Lea intends to pursue demolition.

Member Hunter asked if the house will be put on the open market. Mr. Goshgarian noted the house is currently not on the multiple listing service (MLS).

A discussion followed and Chair Nelson reported this is the only house designed by Ian Lea. She added the house is reflective of the time period in which it was built.

Mr. Goshgarian expressed his understanding that no group to date has nominated the structure for landmark status.

Member Bergmann noted the house was awarded the Lake Bluff History Museum Distinguished Home Award last year.

Chair Nelson noted that the architectural surveys conducted for the Village were done so by observing the structure from the street and capturing a quick description of the houses. The purpose was to paint a picture of the homes located in the Village. Chair Nelson noted it is the Village's preference to have the homeowner pursue landmark designation status.

A discussion followed and interest was expressed by the HPC to tour the inside of the house.

Mr. Goshgarian stated there are already a pool of buyers available and listing the house on the MLS may not be needed. He noted those interested in the property have expressed no desire to rehabilitate the house.

Member Hunter expressed his preference that an effort be made to attract a buyer that would be interested in saving and rehabilitating the house.

Member Francoeur inquired if the house would be listed on the MLS. Mr. Goshgarian advised he would have to check with Malcolm Lea. He also stated he has not been able to identify who "Arthur Wilson" is as the architectural survey referenced this house as the "Arthur Wilson House."

A discussion followed and the HPC took no further action regarding the status of the significant demolition review for the property located at 306 E. Witchwood Lane.

A to VA Stanick stated he will coordinate four times between Mr. Goshgarian and the HPC.

5. A Continued Discussion Regarding the History of Neighborhoods in Lake Bluff

Chair Nelson distributed copies of several areas in the Village for discussion purposes regarding the history of Lake Bluff neighborhoods. She noted the identification of the following areas:

- Camp Meeting Grounds,
- Summer Resort Area,
- Rockland Area,
- Dwyer Settlement,
- Tangley Oaks,
- Lake Bluff Terrace Area,
- Stonebridge,
- Ravine Forest Area, and
- Estate Areas (total of five estates).

Member Francoeur stated she likes “areas” over “neighborhoods.”

Chair Nelson noted the group will make the history behind these areas available for public education purposes.

A discussion followed and it was the HPC’s unanimous consensus to have Downtown Lake Bluff as a separate area.

Member Hunter expressed his preference for also identifying Artesian Lake and Sunrise Park as areas and preparing the historic record for those as well.

It was also the consensus of the HPC to present the historic material in a simple and easy to read manner using snapshots of homes on a map that would be included in the smart phone/table app for Lake Bluff history being developed by the Village. Using a timeline of detail to direct users to different points in Lake Bluff’s history was also preferred.

6. Chairperson’s Report

Chair Nelson had no report.

7. Staff Report

A to VA Stanick confirmed the next HPC meeting is scheduled for September 9, 2015.

He also reported the Village is in receipt of a significant demolition application for 142 Woodland Rd. and will be considered by the HPC at its next meeting on September 9th.

A to VA Stanick reported the Chairs of the ABR, HPC and PCZBA will meet in the upcoming week to discuss the status of each board's discussion regarding the community character analysis.

The HPC expressed a desire to get one last pictorial record of 925 Sheridan Road prior to its demolition. A to VA Stanick advised he will contact Mr. Allen, the attorney representing the Estate for permission for the HPC to access the property.

8. Adjournment

As there was no further business to come before the Commission, Member Francoeur moved to adjourn the meeting. Member Bergmann seconded the motion. The motion passed on a unanimous voice vote and the meeting adjourned at 8:23 p.m.

Respectfully submitted,

Brandon Stanick
Asst. to the Village Administrator

DRAFT

VILLAGE OF LAKE BLUFF

Memorandum

To: Chair Nelson and Members of the Historic Preservation Commission
From: Brandon J. Stanick, Assistant to the Village Administrator
Date: September 4, 2015
Subject: **Agenda Item #4 - Review of a Significant Demolition Application for 306 E. Witchwood Lane**

The Village of Lake Bluff is in receipt of a building permit application seeking demolition of the structure located at 306 E. Witchwood Lane. This would constitute a "significant demolition" pursuant to Section 9-1-18H of the Village Building Code. The Historic Preservation Commission (HPC) is required to be notified of all significant demolition permit applications affecting at least 50 percent of the gross floor area of a structure that is at least 50 years old. The following information provides details regarding the application:

| | |
|---|---|
| Address: | 306 E. Witchwood Lane |
| Type of Permit Received: | Complete demolition |
| Completed Permit Application Received: | July 30, 2015 |
| Owner: | Estate of Mary Ann Lea |
| Original Construction Date: | c.1950s (2003 Survey) 1956 (Lake County) |



| | |
|-----------------------------------|--|
| Architectural Survey Year: | Architectural Survey Designation: |
| 2003 | Significant |

It is recommended the HPC consider one of the following actions:

- Terminate review of the Significant Demolition Application in the event the HPC determines the structure does not satisfy the landmark designation criteria;
- Take no action on the demolition delay which will expire in 90 days (**October 29, 2015**) from the time the building permit application for demolition was submitted; or
- Extend the demolition review and grant an additional 30 day delay, providing a total demolition delay of 120 days (**November 28, 2015**).

Please find the following documents attached for the HPC's review:

- A. Building Permit Application for Demolition;
- B. Aerial Map; and
- C. Architectural Survey Sheet.

If you have any questions regarding this matter, please feel free to contact me at 847-283-6889.

VILLAGE OF LAKE BLUFF
APPLICATION FOR BUILDING PERMIT

JUL 30 2015

Bond Holder: _____
Date paid: ____/____/____
Receipt No: _____

BY:

THE UNDERSIGNED hereby applies to the Village of Lake Bluff, Illinois for a permit to alter, repair, install, raze a structure at: 306 E. Witchwood Lane

Owned by: Estate Mary Ann Lea Phone _____ Date: 7/30/2015

DESCRIPTION OF WORK: raze/demolition

The items are more fully set forth in the plans submitted with this application. The total cost as estimated, of the work contemplated, includes all the branches of labor, all materials, all appurtenances and all other necessary expenses to completely erect, alter, construct or enlarge the structure.

| CONTRACTOR | NAME OF CONTRACTOR | PHONE |
|------------------|--------------------|-------|
| General: | | |
| Excavation: | | |
| Concrete: | | |
| Masonry: | | |
| Plumbing: | | |
| Carpentry: | | |
| Electrical: | | |
| HVAC | | |
| Structural Iron: | | |
| Plaster/Drywall | | |
| Roofing: | | |
| Fencing: | | |
| Other: | | |

Architects Name /Address /Phone: _____

Total Value Of Construction \$ _____

| | |
|---------------------------|-----------|
| Contractor License Fee | \$ |
| Electrical Permit Fee | \$ |
| HVAC Permit Fee | \$ |
| Plumbing Permit Fee | \$ |
| Roofing Permit Fee | \$ |
| Fence Permit Fee | \$ |
| Demolition Fee | \$ |
| ??Water Tap-on Fee | \$ |
| Water Impact Fee | \$ |
| Water Meter Fee | \$ |
| Street & Walk Opening Fee | \$ |
| Sanitary Sewer Fee | \$ |
| Occupancy Permit Fee | \$ |
| Building Permit Fee | \$ |
| Fire Department Fee | \$ |
| Naperville Fee | \$ |
| Parkway Bond | \$ |
| Other | \$ |
| TOTAL PERMIT FEE | \$ |

Printed Name of Applicant: Amy Rockwell

Signature of Applicant: Amy Rockwell

Name & Daytime Phone of Person to be contacted: 847. 482-0769

Regarding Project: AMY ROCKWELL

AND RICHARD G. GOSHGARIAN
847. 234-2520
goshgarian@earthlink.net

Applicants Relationship to Project: (owner, Contractor, Architect) Executor H P 1073

Lake County, IL
19th Judicial Circuit

Date Permit Issued: _____

Permit Issued By: _____

- The applicant agrees that all work accomplished will conform to pertinent ordinances of the Village of Lake Bluff and inspections will be requested in accordance with the procedures of the building Department.
- The applicant having read this application understands the intent and declares that the statements are true to the best of their knowledge and belief.



Lake County
Department of Information Technology
18 N County St
Waukegan IL 60085
(847) 377-2373



— Tax Parcels



Map Printed on 8/4/2015
Parcel 1221302055 is outlined.

Disclaimer:

The selected feature may not occur anywhere in the current map extent. A Registered Land Surveyor should be consulted to determine the precise location of property boundaries on the ground. This map does not constitute a regulatory determination and is not a base for engineering design. This map is intended to be viewed and printed in color.

Village of LAKE BLUFF

ILLINOIS URBAN ARCHITECTURAL
AND HISTORICAL SURVEY

STREET #

DIRECTION

STREET

ABB

PIN

LOCAL SIGNIFICANCE RATING

POTENTIAL IND NR? (Y or N)

CRITERIA

Contributing to a NR DISTRICT?

Contributing secondary structure?

Listed on existing SURVEY?

ATTACHMENT C

GENERAL INFORMATION

| | | | |
|---------------------|--|-------------------------|---|
| CATEGORY | <input type="text" value="building"/> | CURRENT FUNCTION | <input type="text" value="Domestic - single dwelling"/> |
| CONDITION | <input type="text" value="good"/> | HISTORIC FUNCTION | <input type="text" value="Domestic - single dwelling"/> |
| INTEGRITY | <input type="text" value="not altered"/> | REASON for SIGNIFICANCE | <input type="text" value="Notable modernist design."/> |
| SECONDARY STRUCTURE | <input type="text" value="-"/> | | |
| SECONDARY STRUCTURE | <input type="text"/> | | |

ARCHITECTURAL DESCRIPTION

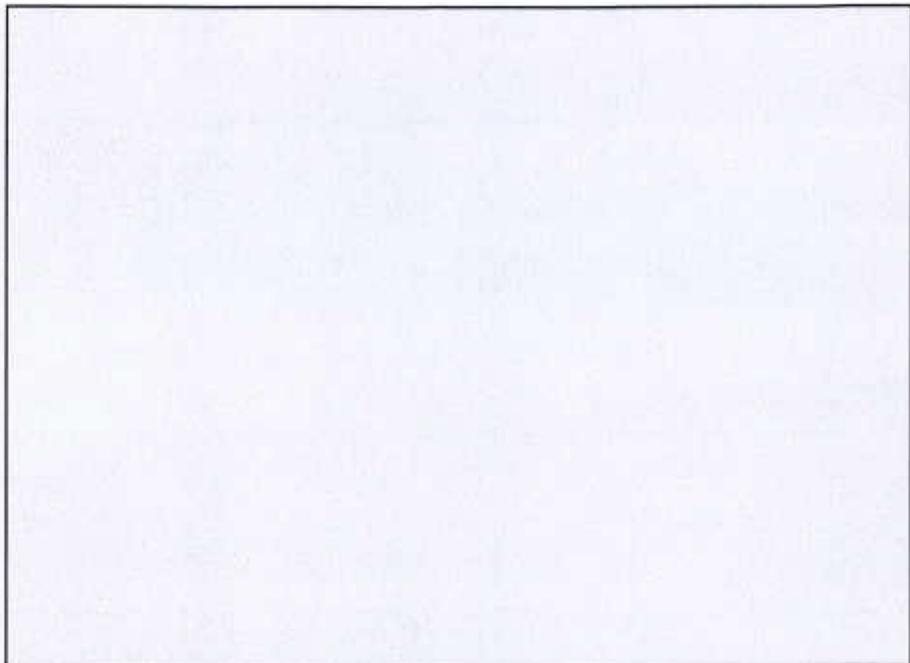
| | | | |
|------------------------------|--|-----------------|--|
| ARCHITECTURAL CLASSIFICATION | <input type="text" value="International Style"/> | PLAN | <input type="text" value="rectangular"/> |
| DETAILS | <input type="text"/> | NO OF STORIES | <input type="text" value="1"/> |
| DATE of construction | <input type="text" value="1950s"/> | ROOF TYPE | <input type="text" value="Flat"/> |
| OTHER YEAR | <input type="text"/> | ROOF MATERIAL | <input type="text" value="Not visible"/> |
| DATE SOURCE | <input type="text" value="surveyor"/> | FOUNDATION | <input type="text" value="Concrete - poured"/> |
| WALL MATERIAL (current) | <input type="text" value="Wood"/> | PORCH | <input type="text"/> |
| WALL MATERIAL 2 (current) | <input type="text" value="Brick; Metal"/> | WINDOW MATERIAL | <input type="text" value="Wood"/> |
| WALL MATERIAL (original) | <input type="text" value="Wood"/> | WINDOW MATERIAL | <input type="text" value="Metal"/> |
| WALL MATERIAL 2 (original) | <input type="text" value="Brick; Metal"/> | WINDOW TYPE | <input type="text" value="fixed"/> |
| | | WINDOW CONFIG | <input type="text" value="window walls"/> |

SIGNIFICANT FEATURES

ALTERATIONS

HISTORIC INFORMATION

| | |
|-------------------------|------------------------|
| HISTORIC NAME | (Wilson, Arthur House) |
| COMMON NAME | |
| PERMIT NO | |
| COST | |
| ARCHITECT | |
| ARCHITECT2 | |
| BUILDER | |
| ARCHITECT SOURCE | |



HISTORIC INFO

According to the 1954 assessment listings in the Lake Forester, the property was owned and likely improved upon by Arthur Wilson. Mr. Wilson does not appear in the 1950 Lake Bluff telephone directory.

LANDSCAPE

Corner wooded lot; no sidewalks; house faces south; deep setback

PHOTO INFORMATION

| | |
|-------------------------|-----------------------------------|
| ROLL1 | SE4 |
| FRAMES1 | 18-19 |
| ROLL2 | |
| FRAMES2 | |
| ROLL3 | |
| FRAMES3 | |
| DIGITAL PHOTO ID | F:\Userfile\Historic Preservation |

txtImageID: 651
txtImageNote: Can't find image in t

SURVEY INFORMATION

| | |
|------------------------------|------------------------------------|
| PREPARER | Jennifer Kenny |
| PREPARER ORGANIZATION | Historic Certification Consultants |
| SURVEYDATE | 3/1/2002 |
| SURVEYAREA | Southeast Lake Bluff |

VILLAGE OF LAKE BLUFF

Memorandum

To: Chair Nelson and Members of the Historic Preservation Commission
From: Brandon J. Stanick, Assistant to the Village Administrator
Date: September 4, 2015
Subject: **Agenda Item #5 - Review of a Significant Demolition Application for 142 Woodland Rd.**

The Village of Lake Bluff is in receipt of a building permit application seeking demolition of the structure located at 142 Woodland Rd. This would constitute a “significant demolition” pursuant to Section 9-1-18H of the Village Building Code. The Historic Preservation Commission (HPC) is required to be notified of all significant demolition permit applications affecting at least 50 percent of the gross floor area of a structure that is at least 50 years old. The following information provides details regarding the application:

| | |
|---|---------------------|
| Address: | 142 Woodland Road |
| Type of Permit Received: | Complete demolition |
| Completed Permit Application Received: | August 12, 2015 |
| Owner: | U.S. Shelter, LLC |
| Original Construction Date: | 1957 (Lake County) |



| | |
|-----------------------------------|--|
| Architectural Survey Year: | Architectural Survey Designation: |
| Not available | Not available |

It is recommended the HPC consider one of the following actions:

- Terminate review of the Significant Demolition Application in the event the HPC determines the structure does not satisfy the landmark designation criteria;
- Take no action on the demolition delay which will expire in 90 days (**November 11, 2015**) from the time the building permit application for demolition was submitted; or
- Extend the demolition review and grant an additional 30 day delay, providing a total demolition delay of 120 days (**December 11, 2015**).

Please find the following documents attached for the HPC’s review:

- A. Building Permit Application for Demolition;
- B. Aerial Map;
- C. Responses to the HPC’s Questions (received on September 4th); and
- D. Letter Dated September 2, 2015 Advising Property Owner of the Meeting.

If you have any questions regarding this matter, please feel free to contact me at 847-283-6889.

VILLAGE OF LAKE BLUFF
APPLICATION FOR BUILDING PERMIT

RECEIVED
AUG 12 2015

Bond Holder: _____
Date paid: 1 / 1 / _____
Receipt No: _____

BY:

THE UNDERSIGNED hereby applies to the Village of Lake Bluff, Illinois for a permit to alter, repair, install, raze a structure at: 142 E. WOODLAND RD., LAKE BLUFF IL.

Owned by: U.S. SHELTER L.L.C Phone 847-742-8200 Date: 8/11/15

DESCRIPTION OF WORK: DEMOLITION OF EXISTING [X101] HOME.

The items are more fully set forth in the plans submitted with this application. The total cost as estimated, of the work contemplated, includes all the branches of labor, all materials, all appurtenances and all other necessary expenses to completely erect, alter, construct or enlarge the structure.

| CONTRACTOR | NAME OF CONTRACTOR | PHONE |
|---------------------|---------------------------------|---------------------|
| General: | <u>U.S. SHELTER L.L.C</u> | <u>847-742-8200</u> |
| Excavation: | <u>MANGO CONSTRUCTION, INC.</u> | <u>847-890-9793</u> |
| Concrete: | | |
| Masonry: | | |
| Plumbing: | | |
| Carpentry: | | |
| Electrical: | | |
| HVAC | | |
| Structural Iron: | | |
| Plaster/Drywall | | |
| Roofing: | | |
| Fencing: | | |
| Other: <u>DEMO:</u> | <u>MANGO CONSTRUCTION, INC.</u> | <u>847-890-9793</u> |

Architects Name /Address /Phone:

Total Value Of Construction

\$8,000.00

| | |
|---------------------------|-----------|
| Contractor License Fee | \$ |
| Electrical Permit Fee | \$ |
| HVAC Permit Fee | \$ |
| Plumbing Permit Fee | \$ |
| Roofing Permit Fee | \$ |
| Fence Permit Fee | \$ |
| Demolition Fee | \$ |
| ???Water Tap-on Fee | \$ |
| Water Impact Fee | \$ |
| Water Meter Fee | \$ |
| Street & Walk Opening Fee | \$ |
| Sanitary Sewer Fee | \$ |
| Occupancy Permit Fee | \$ |
| Building Permit Fee | \$ |
| Fire Department Fee | \$ |
| Naperville Fee | \$ |
| Parkway Bond | \$ |
| Other | \$ |
| TOTAL PERMIT FEE | \$ |

Printed Name of Applicant: U.S. SHELTER L.L.C

Signature of Applicant: [Signature]

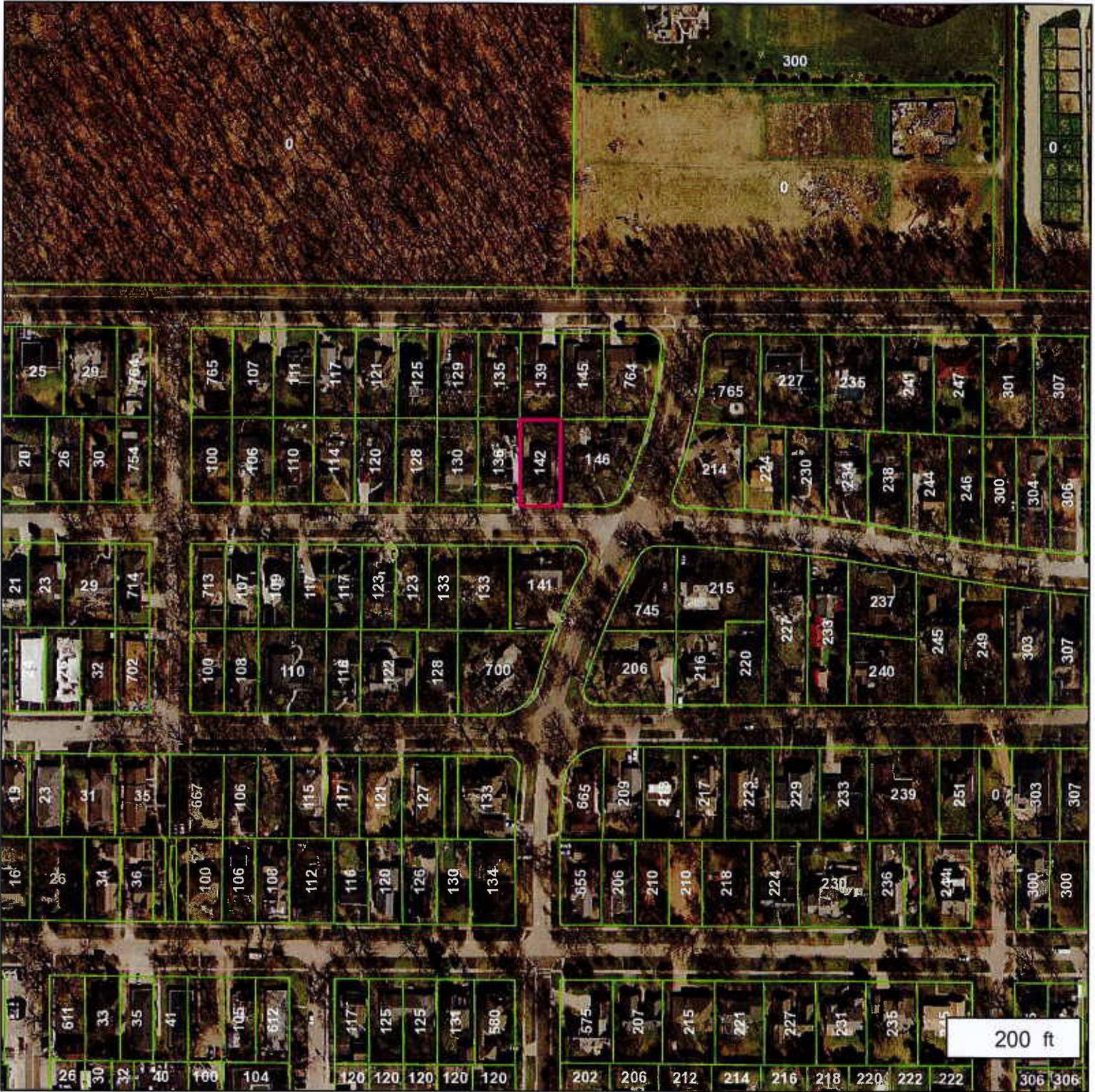
Name & Daytime Phone of Person to be contacted Regarding Project: John Sorenson
(847) 742-8200

Applicants Relationship to Project: (owner, Contractor, Architect) OWNER / CONTRACTOR

Date Permit Issued: _____

Permit Issued By: _____

- The applicant agrees that all work accomplished will conform to pertinent ordinances of the Village of Lake Bluff and inspections will be requested in accordance with the procedures of the building Department.
- The applicant having read this application understands the intent and declares that the statements are true to the best of their knowledge and belief.



 **LakeCounty**
Geographic Information System

Lake County
Department of Information Technology
18 N County St
Waukegan IL 60085
(847) 377-2373

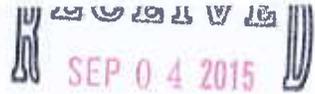
Map Printed on 9/4/2015
Parcel 1221102020 is outlined.



— Tax Parcels

Disclaimer:

The selected feature may not occur anywhere in the current map extent. A Registered Land Surveyor should be consulted to determine the precise location of property boundaries on the ground. This map does not constitute a regulatory determination and is not a base for engineering design. This map is intended to be viewed and printed in color.



1. Please explain the reason(s) you are proposing to demolish the structure......

We propose demolishing the home at 142 E. Woodland Road so a new home can be replace the existing structure which will meet the needs of a young family with children. For this property, we have been approached by both empty nesters looking to remodel and a young family looking to move next summer so their children can attend school in the fall of 2016. This project has been evaluated both ways for each prospect (remodel or re-build). The empty nesters were not interested in the home, partially due to cost to rehabilitate the structure. The deficiencies of the existing home needing consideration include the entry on the opposite side of the garage, two small bedrooms, a dingy musty partial basement with low ceilings, limited garage and no access to the back and west side yards.

The young family is looking for a home with more bedrooms than the current structure and to accommodate such a change would entail a significant remodel which would be a dramatic change over the existing property, and be a substantial cost. Even a major remodel would still be restricted by the existing framing and structure which is dated. They passed on the option to purchase and remodel as well, as even with remodeling, it was not worth the investment.

The existing home, if remodeled to add space would likely change in character to the point of non-recognition.

A new home offers the opportunity to design a floor plan with more natural light, open room space and modern conveniences that buyers are looking for today. Not only will a revised floor plan offer the end user a better design being two stories, it will include a deeper/full basement that will allow more usable space in the basement. All of the systems installed in a new home will meet today's higher energy standards, as well as fire and life safety standards, allowing for better comfort and efficiencies in energy savings and safety. In any event the character of the property will likely change to the point that this homes design will be more cohesive and planned starting from scratch.

2. What is the Property Owner's short-term and long-term plans for the property?

Our plan is to build a new home that fits well within the community meeting the housing needs for today's home owners and adds value to the Lake Bluff community. A new appropriately designed single family home allows for the room and growth flexibility for either a large or small family within East Lake Bluff.

U.S. Shelter's goal is to build a home that is designed to fit within the character of the community, utilizing high quality sustainable building products that help enhance the value of the Community. Hopefully in utilizing high quality products and focusing on the design, this will help maintain and or increase the value of the surrounding homes and preserve the street scene of the block.

3. Please provide a written description of any historical information with supporting documentation. Information regarding the property may be found at Village Hall

(847-234-0447), Lake Bluff History Museum (847-482-1571) and the Lake County Recorder of Deed's Office (847-377-2575).

We were not able to locate any history on 142 E. Woodland Road. We are not aware of any significant people that lived in the home.

The home was built by the Harlan Family and we understand it may have originally had a car port, which has since been converted into a garage. In the Lake Bluff History Museum no records or books were located on Woodland.

4. Please explain why the structure may not qualify for landmark designation status.

The structure is a ranch, which we believe has been partially remodeled previously. It appears the single car garage was added onto the west side of the home or changed from a car port, taking away from the homes original design and it doesn't appear to have the qualities design wise of a historic property. The kitchen has a window looking into the garage and there is a different siding application and roof pitch on the garage, suggesting this was an after the fact addition.

We understand Harlan & Harlan built a substantial amount of the housing stock in Lake Bluff. This was not the only ranch built by the Harlan's and not the only one left in town so therefore we feel this property does not qualify for landmark status.

5. Please identify the approximate costs to rehabilitate the structure compared to the costs to demolish and build new.

The cost to rehab any structure depends on the extent of the rehabilitation. The biggest problem we see facing a rehab for a property like this is the home is still a small footprint with an old foundation and the sales price per foot would not support the cost of a major rehab unless space was increased by going up or adding onto the side and back yards, in which case the integrity of the original home would be significantly changed to a point of non-recognition. The cost to build new, would be greater than rehab dependent upon the scope. However, a new home meeting today's life safety and energy efficiency standards combined with having the bedroom counts, bath counts and higher ceilings with deeper basements are what appeal to buyers and also the banks' lending money for mortgages today. Looking at the potential remodel versus rebuild of 142 E. Woodland Road we believe the cost versus benefit analysis supports new construction.

6. Have you considered relocating the structure to an alternate location? If so, please provide details.

No, this structure is not capable of being moved.

7. Please prepare a written statement describing how best to preserve the Village's historical and architectural character.

US Shelter believes that building a new home should help to support and maintain the character of a community, not detract from it. Therefore are sensitive to careful attention in architectural design by focusing on a combination of the building scale, roof lines, building height, massing as well as the appropriateness of materials used. We are also sensitive to the surrounding properties with consideration given to space or landscaping

We design a home with varied exterior materials and design elements that hopefully fit into and compliment an existing neighborhood. Lake Bluff has classic / traditional lake architecture and we plan on incorporating similar design features utilizing the Craftsman Style architecture for the new home. Each home we have built in this community is designed for the lot it sits on and has been planned for that street and neighborhood. When complete our goal is to drive down the street and feel that the home fits into the neighborhood and does not jump out as the newest home on the block.

The home we are proposing is approximately 5' less than the allowable maximum height and the side yards are approximately 15' on the west side and 12' on the east side yard meaning both side yard set backs are 100% more than the 10% lot requirement. This will allow for more light and air to flow around the home and onto the neighboring properties and also help protect the large oak tree at the south east side yard lot line, which we hope to save. We have already contracted with Nels Johnson Tree Experts to feed, prune and apply root growth hormones to this tree to hopefully help it through the construction process. Attention to the details such as doing our best to preserve as many trees as possible will help to preserve some of the old established feeling of these neighborhoods.



**NORTH SHORE LIFE
LAKE BLUFF STYLE**

BRANDON J. STANICK

Asst. to the Village Administrator

September 2, 2015

VIA EMAIL TO: john@usshelter.com

U.S. Shelter, LLC

ATTN: John Sorenson

P.O. Box 647

Elgin, IL 60121

**Re: Historic Preservation Commission - Significant Demolition Review
142 E. Woodland Rd.**

Dear John:

On August 11, 2015 the Village of Lake Bluff received a complete building permit application for the full demolition of the structure located at 142 E. Woodland Rd. In accordance with Section 9-1-18H of the Lake Bluff Municipal Code, the proposed demolition of 142 E. Woodland Rd. shall be reviewed by the Historic Preservation Commission (HPC) for a period of 90 days (ending on November 10, 2015) to allow time for the submission of a landmark nomination application. This review is required by Code because the structure is at least 50 years old and demolition is proposed for more than 50% of the gross floor area of the existing structure. The review is scheduled to be discussed at the HPC meeting on September 9, 2015 at 7:00 p.m. in the Village Hall Board Room (40 E. Center Avenue).

As required by Code, a sign shall be posted on the subject property indicating the date on which the HPC will review the proposed demolition application. The sign shall remain posted until the HPC's review period concludes.

If you should have any questions, or would like to discuss the matter further, please feel free to contact me at 847-283-6889.

Yours truly,

Brandon J. Stanick

Assistant to the Village Administrator

CC: Drew Irvin, Village Administrator
Michael Croak, Building Codes Supervisor