

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

**APPROVED 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 Mary 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 tour 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/tablet 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 9<sup>th</sup>.

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