

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

WEDNESDAY, NOVEMBER 11, 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 October 14, 2015 Historic Preservation Commission Meeting

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 466 Sunrise Avenue

5. Consideration of a Significant Demolition Application for the Complete Demolition of 605 Moffett Road

6. A Continued Discussion Regarding the Historic Areas of Lake Bluff

7. Consideration of the 2016 Historic Preservation Commission Meeting Schedule

8. Chairperson's Report

9. Staff Report

- Update Regarding Landmark Nomination Application for 306 E. Witchwood Lane
- Update Regarding Community Character Discussion with Committee-of-the-Whole on November 9, 2015
- Confirm Next Meeting Date – December 9, 2015

10. 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
OCTOBER 14, 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 October 14, 2015 at 7:03 p.m. in the Village Hall Board Room.

The following members were present:

Present: Mary Francoeur
 Robert Hunter
 Cheri Richardson
 Janet Nelson, Chair

Absent: Paul Bergmann
 Janie Jerch
 Randolph Liebelt

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

2. Consideration of the Minutes from the September 9, 2015 HPC Meetings

Member Hunter moved to approve the September 9, 2015 Meeting Minutes. Chair Nelson 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. A Public Hearing to Consider a Landmark Nomination Application for the Property Located at 306 E. Witchwood Lane

Chair Nelson introduced the item and administered the oath to those in attendance.

Mr. Richard Goshgarian, representing Mr. Malcolm Lea (beneficiary of the Estate of Mary Ann Lea), read a letter from Malcolm Lea regarding the landmark nomination application submitted by the HPC. Mr. Goshgarian distributed several photographs of the house to the HPC.

Ms. Amy Rockwell, executor of the Estate of Mary Ann Lea, expressed her concern the vacant house is an attractive nuisance. She noted a roof contractor advised of the wood rot and will be an added expense to keep the roof from collapsing this winter. She noted the Lea's were very private people and this was their home and not something built of any significance. Additionally, she noted the estate is a large piece of property and the longer it takes to sell the longer it will take for the property to be transferred to the beneficiary. Mr. Malcolm Lea nor the estate has any means to keep and maintain the property. She expressed Malcolm Lea is comfortable with having the house demolished, although it's not his preference. She stated that there have been interested buyers that

have backed off because of this process. She expressed her belief the HPC needs to consider balancing the needs of the family and documenting the history of the property.

Chair Nelson asked for comments from the public.

Mr. Paul Shira, a resident of Lake Bluff, advised he lives close to the house and expressed his concerns for the condition of the house noting it's been abandoned and serves as an attractive nuisance. He also expressed his concern the current condition of the house is hurting his property value if the property and house are not improved.

Mr. John Nelson advised he has been a resident of Lake Bluff for eight years. He advised he is shocked at the amount of taxes he pays and believes the condition of the house is affecting the value of his property. He stated he struggles with having this house be designated a landmark because of its negative impact on the surrounding properties.

Ms. Pam Peters, a resident of Lake Bluff, expressed her agreement with the comments previously shared and further expressed her concern with not allowing the property owner to maximize the value of his property. The house has not been properly maintained and with Ian Lea only having worked for Mies van der Rohe does make the house significant.

Mr. Mark Munder, a resident of Lake Bluff, noted he did not attend the previous meetings and would like to know the reason the HPC is pursuing landmark designation of the house.

Chair Nelson thanked everyone for their comments. She noted a landmark in Lake Bluff is not prevented from being demolished. Proposed changes to a landmark structure are presented to the HPC during an advisory review conference for discussion purposes.

Chair Nelson stated the property first came to the HPC through the demolition delay process. The HPC was interested in the history of the house. The house is an example of mid-century modern architecture. We have seen several homes of this style come down in the past several years and the HPC wanted to learn more about the house.

Chair Nelson called for comments from the HPC.

Member Richardson thanked the public for attending and providing comments. She stated preservation is a way future residents can experience Lake Bluff's history. She noted Malcolm Lea's letter reminded her of her own family experiences and understands the position of the family.

In response to a question from Mr. Goshgarian regarding process, Asst. to VA Stanick advised of the landmark process and the advisory review process should the home become a landmark. Mr. Goshgarian expressed his understanding that should the house becomes a landmark the demolition review won't conclude until May 8, 2016. He stated the HPC has hindered the successful transfer of this property. He advised Malcolm Lea is more than happy to provide the HPC will copies of the original house plans.

Member Hunter expressed his agreement the house was not designed by Mies van der Rohe. He noted after hearing the letter from Malcolm Lea and the comments from the neighbors the house does need a lot of work. Member Hunter asked at what point in time the HPC's decisions become punitive when considering landmark designation status.

In response to a question from Member Francoeur regarding the possible subdivision of the lot, A to VA Stanick advised the lot is zoned R-1 and cannot be subdivided. Member Francoeur stated, after hearing from Malcolm Lea and neighboring property owners, she does not want to recommend the house for landmark designation.

Chair Nelson reviewed the criteria for landmark designation and the HPC reached a consensus the following criteria applies:

- The structure, building, site, or landscape has significant character, interest, or value as part of the historic, aesthetic, cultural, or architectural characteristics of the Village, the State of Illinois, or the United States; and
- The structure, building, site, or landscape represents certain distinguishing characteristics of architecture inherently valuable for the study of a time period, type of property, method of construction, or use of indigenous materials.

Following a brief discussion, Member Richardson moved to recommend the Village Board not designate 306 E. Witchwood as a historic landmark. Member Francoeur seconded the motion. The motion passed on the following roll call vote:

Ayes: (4) Francoeur, Hunter, Richardson and Chair Nelson
Nays: (0)
Absent: (3) Bergmann, Jerch and Liebelt

In response to Mr. Goshgarian's question regarding the next steps for the application, A to VA Stanick advised the HPC's recommendation will be forwarded to the Village Board for consideration. Mr. Goshgarian expressed concern for prolonging the process and the issuance of a demolition permit.

Mr. Steve Christensen, Village Trustee, confirmed Chair Nelson's statement noting that the Village Board has never overturned a recommendation from the HPC.

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

Chair Nelson distributed a list of areas previously reviewed by the HPC. The HPC reached a consensus it will prepare written statements of the following areas to educate residents and visitors of Village history:

- Camp Meeting Grounds (identify Children's Home),
- Summer Resort Area,
- Rockland Area,
- Dwyer Settlement,
- Tanglely Oaks,

- Lake Bluff Terrace Area,
- Stonebridge,
- Ravine Forest Area,
- Estate Areas (five estate areas),
- Crab Tree Farm, and
- Shore Acres.

6. Chairperson's Report

Chair Nelson had no report.

7. Staff Report

A to VA Stanick confirmed the next HPC meeting is scheduled for November 11, 2015. In addition, he noted a building permit application has been received for the house located at 466 Sunrise Avenue. The HPC will review the application at its meeting in November.

8. Adjournment

As there was no further business to come before the Commission, Member Francoeur moved to adjourn the meeting. Member Richardson seconded the motion. The motion passed on a unanimous voice vote and the meeting adjourned at 8:30 p.m.

Respectfully submitted,

Brandon Stanick
Asst. to the Village Administrator

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: November 6, 2015
Subject: **Agenda Item #4 - Review of a Significant Demolition Application for 466 Sunrise Avenue**

The Village of Lake Bluff is in receipt of a building permit application seeking demolition of the structure located at 466 Sunrise Avenue. This would constitute a "significant demolition" pursuant to Section 9-1-18H of the Village Building Code. Accordingly, 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:	466 Sunrise Avenue
Type of Permit Received:	Complete demolition
Completed Permit Application Received:	October 9, 2015
Owner:	Marshall and Amy Reavis
Original Construction Date:	c. 1925 (1998 Architectural Survey) 1900 (Lake County)



Architectural Survey Year:	Architectural Survey Designation:
1998	Contributing

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 (**January 7, 2015**) from the time the building permit application for demolition was submitted; or
- Extend the demolition review by 30 days providing a total demolition delay of 120 days (**February 6, 2015**).

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

- A. Building Permit Application for Demolition;
- B. Letter Dated November 4, 2015 from Architect David Poulton Regarding 466 Sunrise Avenue;
- C. Aerial Map & Architectural Survey Sheet; and
- D. Letter Dated November 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
OCT - 9 2015

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

THE UNDERSIGNED hereby applies to the Village of Lake Bluff, Illinois for a permit to alter, repair, install, raze a structure at: 466 SUNRISE AVE

Owned by: MARSHALL & AMY REAVIS Phone 847.615.1178 Date: 10/9/15

DESCRIPTION OF WORK: DEMOLITION OF RESIDENTIAL STRUCTURE

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>THE BOULTON GROUP</u>	<u>847.615.1178</u>
Excavation:		
Concrete:		
Masonry:		
Plumbing:		
Carpentry:		
Electrical:		
HVAC		
Structural Iron:		
Plaster/Drywall		
Roofing:		
Fencing:		
Other: <u>DEMOLITION</u>	<u>HERK'S EXCAVATION</u>	<u>847.362.0700</u>
Architects Name /Address /Phone: <u>THE BOULTON GROUP</u>		

268 MARKET SQ. LAKE FOREST 847.615.1178

Total Value Of Construction \$ 20,000

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: DAVID BOULTON

Signature of Applicant: [Signature]

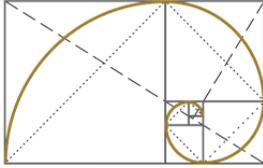
Name & Daytime Phone of Person to be contacted Regarding Project: DAVID BOULTON

847.615.1178 x22
Applicants Relationship to Project (owner, Contractor, Architect): ARCHITECT

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.



THE POULTON GROUP
268 MARKET SQUARE
LAKE FOREST, IL 60045

A Design • Build Firm

November 4, 2015

Village of Lake Bluff
Historic Preservation Commission
40 E. Center Avenue
Lake Bluff, IL 60044

Answers to questions from Brandon Stanick Regarding 466 Sunrise

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

The existing residence, originally built about 1900, was a 29' x 37' rectangular two story residence, built on a brick foundation. When originally built, this building would have been considered a modest, lower cost, almost utilitarian housing, especially when evaluated in terms of its spectacular location. It is a building that has no special relation to its site and it has no redeemable architectural style or features; it is a typical home that could have been built anywhere.

Since originally built, it has been substantially altered. Some of the more notable changes being the addition of a brick chimney and glassed-in porch on the north side, the removal of a dormer and porch on the east side, a one story addition to the southwest corner adding a kitchen wing, and the addition of a wrought iron supported covered entry at the east façade. The building remains today a very basic home without any significant architecture design or features. There are no features on the exterior or interior that warrant spending significant amounts of time and money to re-furbish and save.

Since the building is not architecturally significant and since it is built upon a brick foundation that has served its lifespan, the new owners have purchased the property with the intent to replace the building with one that is designed to be much more sensitive to its site and its neighborhood and therefore wish to demolish the building.

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

The short term plans are to proceed through the process for demolition and concurrently design a significant building that contributes to beauty of the neighborhood and the ambiance of Lake Bluff. The intent is to not only create a home that has a very strong relation to its setting and a "timeless" aesthetic, but also to create a building that the owners can remain in and call home for many years to come.

3. Please provide a written description of any historical information with supporting documentation.

11/4/2015

Page 2

The only information we have been able to find is the date of 1900 for construction of the building and a photo, below, of what appears to be the original building.



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

It is a building that has no special relation to its site and it has no redeemable architectural style or features; it is a typical home that could have been built anywhere. It was not designed by any notable architect. There are no features on the exterior or interior that warrant spending significant amounts of time and money to re-furbish and save.

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

Re-furbishing this building and investing a significant amount of money into it would warrant replacing the failing brick foundation with a new concrete foundation. This results in a financially unsound endeavor as it would require several hundred thousand dollars to renovate with the end result being the same product, a very basic structure. The costs to demolish and replace the building will be significantly more than re-furbishing the existing building, but the end result will be a home that the owner's desire with significant architectural design features and that will be an asset to the community.

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

No

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

The historical and architectural character of the village can be preserved by identifying significant buildings that contribute to the character and ambiance of the neighborhood and encouraging, not mandating, owners to maintain and preserve those buildings. Buildings that have little or no architectural merit should be allowed to be replaced by more sensitively designed buildings that respect and harmonize with the unique and valuable character of Lake Bluff. The key is to engage architects that identify with and understand the unique character of this area and who possess the skills and knowledge to create buildings that contribute to this character. The rich history of Lake Bluff involves a great deal of change over time. Allowing a building that has reached the end of its lifespan and purpose to be replaced with a better building that respects the history of this neighborhood and contributes to it in a positive way is consistent with the history and evolution of Lake Bluff.

Please attach the following documents to your building application for demolition:

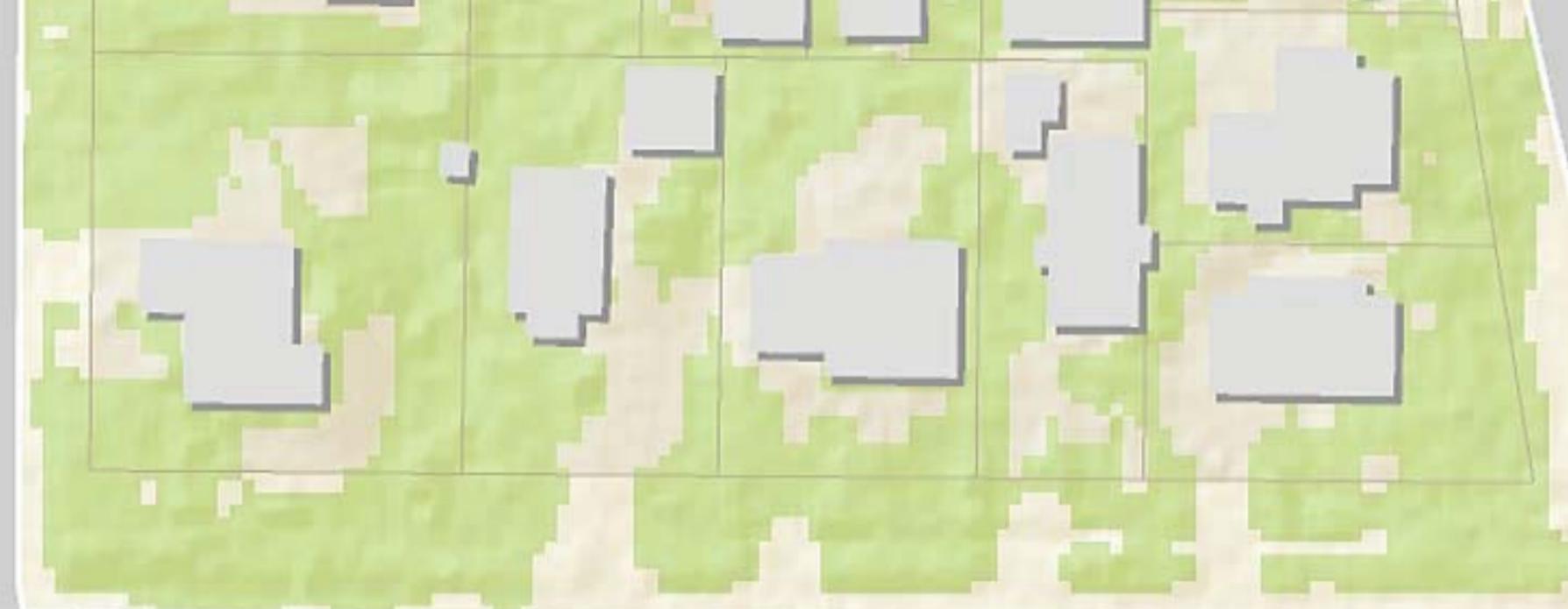
- Plat of survey (Attached)
- Elevation pictures of existing house (Attached)
- Elevation drawings of proposed house (if available)* (Not available)
- Aerial map of neighborhood (include surrounding blocks) (Attached)

Sincerely,

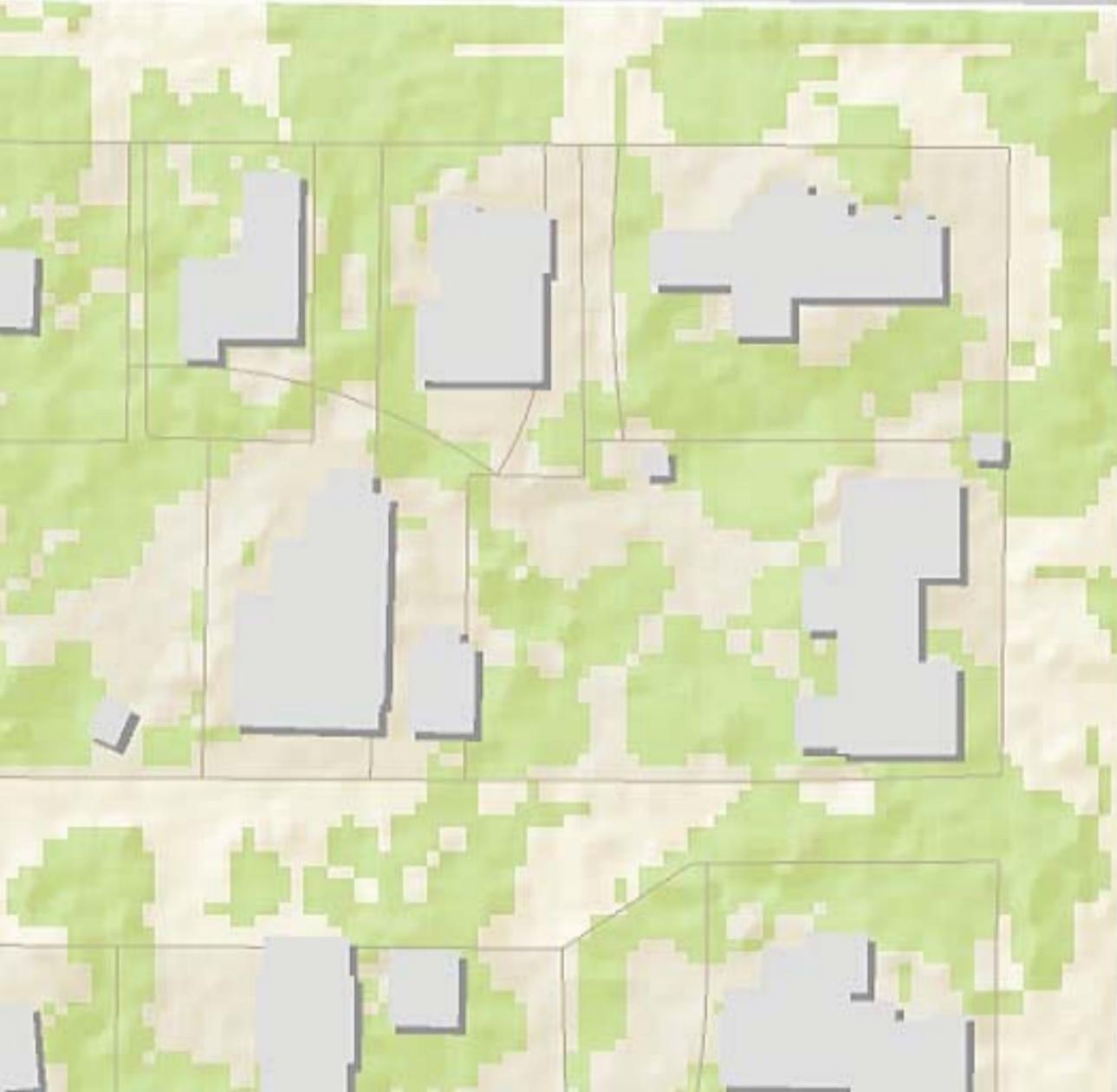


David Poulton, AIA
President

to full extent



E PROSPECT AVE



much larger setback than other houses on Prospect

Lake Bluff

466 Sunrise

SIMPSON ST

SUNRISE AVE

PARK PL



Sunr
and
E

50.00' R.O.W.

FOUND 3/4" IRON PIPE AT CORNER ASPHALT IS 1' WEST

ASPHALT IS 1.70' EAST

CONCRETE

ASPHALT

THE WEST 10 FEET OF LOT 8 ASPHALT DRIVEWAY NOT INCLUDED 89.91'

ASPHALT DRIVEWAY

PICKET FENCE IS 16.95' NORTH

NO CURB

120.21'

PICKET FENCE IS 5.60' E & 16.5' N.

SIDEWALK

80° 05' 16"

89.91'

SIDEWALK

AVENUE

NO CURB

17' ASPHALT

FOUND 1/2" IRON PIPE AT CORNER

PICKET FENCE IS 6.40' E. & 0.15' S.

FOUND 1/2" IRON ROD 0.35' S. OF CORNER

CRETE

ISE

SURVEY AREA: 10808 SQ. FT.

1

2 STORY FRAME RESIDENCE #466

FRAME GARAGE

GARAGE IS 1.37' WEST EAVE IS 0.60' WEST GARAGE IS 1.30' WEST EAVE IS 0.25' WEST

FOUND 1/2" IRON PIPE AT CORNER STOCKADE FENCE IS 0.75' SOUTH

STOCKADE FENCE IS 0.60' SOUTH

PICKET FENCE IS 0.15' SOUTH

METAL FENCE IS 1.30' SOUTH

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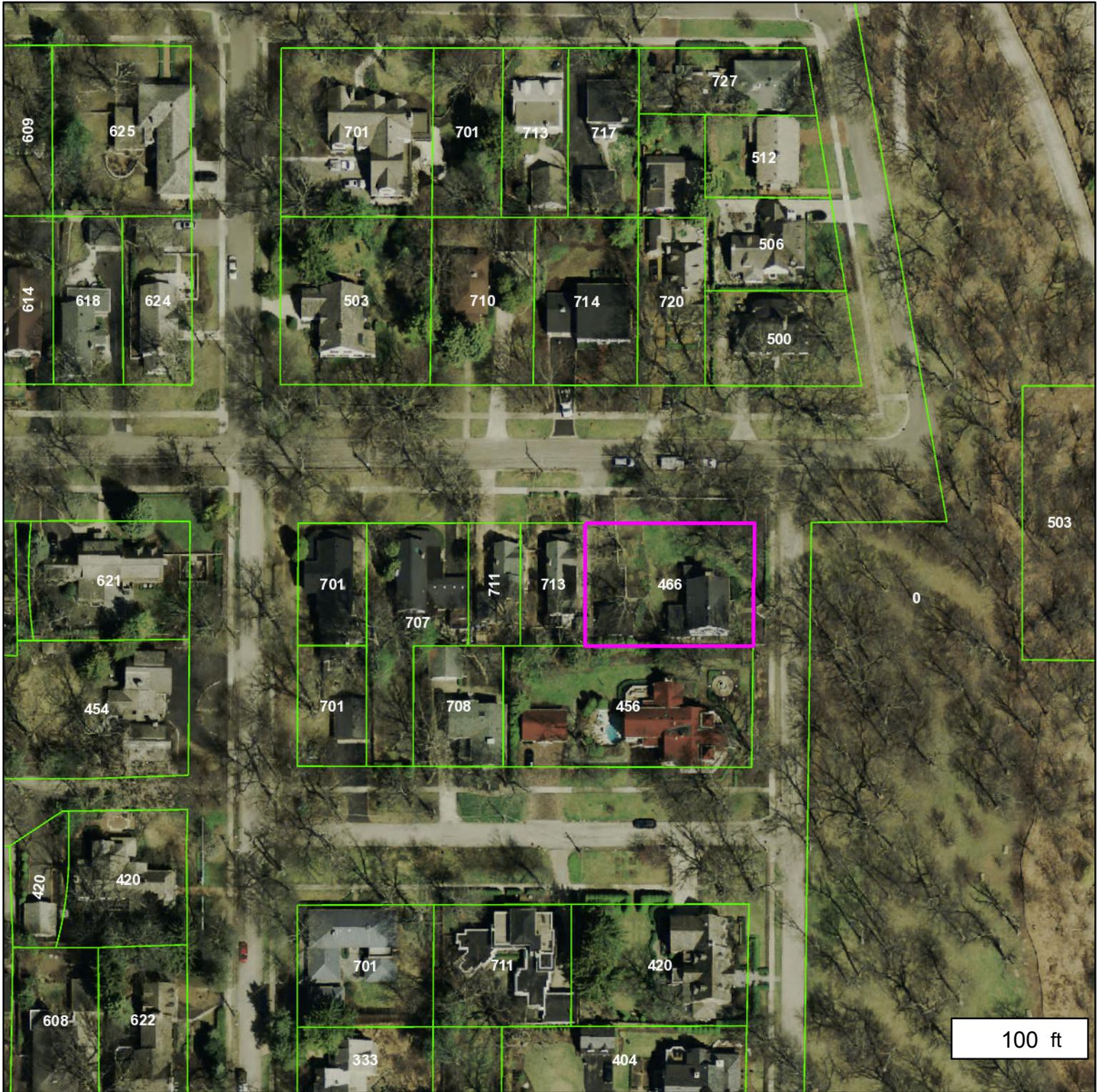






Lake County, Illinois

ATTACHMENT C



 
Lake County
Department of Information Technology
18 N County St
Waukegan IL 60085
(847) 377-2373
Map Printed on 11/5/2015
Parcel 1221224005 is outlined.

N

— 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.

Village of LAKE BLUFF

ILLINOIS URBAN ARCHITECTURAL
AND HISTORICAL SURVEY

STREET #	<input type="text" value="466"/>
DIRECTION	<input type="text"/>
STREET	<input type="text" value="SUNRISE"/>
ABB	<input type="text" value="LN"/>
PIN	<input type="text"/>
LOCAL SIGNIFICANCE RATING	<input type="text" value="C"/>
POTENTIAL IND NR? (Y or N)	<input type="text" value="N"/>
CRITERIA	<input type="text"/>
Contributing to a NR DISTRICT?	<input type="text" value="C"/>
Contributing secondary structure?	<input type="text" value="-"/>
Listed on existing SURVEY?	<input type="text" value="No"/>

GENERAL INFORMATION

CATEGORY	<input type="text" value="building"/>	CURRENT FUNCTION	<input type="text" value="Domestic - single dwelling"/>
CONDITION	<input type="text" value="excellent"/>	HISTORIC FUNCTION	<input type="text" value="Domestic - single dwelling"/>
INTEGRITY	<input type="text" value="altered but reversible"/>	REASON for SIGNIFICANCE	<input type="text"/>
SECONDARY STRUCTURE	<input type="text"/>		
SECONDARY STRUCTURE	<input type="text"/>		

ARCHITECTURAL DESCRIPTION

ARCHITECTURAL CLASSIFICATION	<input type="text" value="Colonial Revival"/>	PLAN	<input type="text"/>
DETAILS	<input type="text"/>	NO OF STORIES	<input type="text"/>
DATE of construction	<input type="text" value="c. 1925"/>	ROOF TYPE	<input type="text"/>
OTHER YEAR	<input type="text"/>	ROOF MATERIAL	<input type="text"/>
DATE SOURCE	<input type="text" value="surveyor"/>	FOUNDATION	<input type="text"/>
WALL MATERIAL (current)	<input type="text"/>	PORCH	<input type="text"/>
WALL MATERIAL 2 (current)	<input type="text"/>	WINDOW MATERIAL	<input type="text"/>
WALL MATERIAL (original)	<input type="text"/>	WINDOW MATERIAL	<input type="text"/>
WALL MATERIAL 2 (original)	<input type="text"/>	WINDOW TYPE	<input type="text"/>
		WINDOW CONFIG	<input type="text"/>
SIGNIFICANT FEATURES	<input type="text"/>		
ALTERATIONS	<input type="text"/>		

HISTORIC INFORMATION

HISTORIC NAME	<input type="text"/>
COMMON NAME	<input type="text"/>
PERMIT NO	<input type="text"/>
COST	<input type="text"/>
ARCHITECT	<input type="text"/>
ARCHITECT2	<input type="text"/>
BUILDER	<input type="text"/>
ARCHITECT SOURCE	<input type="text"/>



HISTORIC INFO

LANDSCAPE

PHOTO INFORMATION

ROLL1	<input type="text" value="10"/>
FRAMES1	<input type="text" value="3"/>
ROLL2	<input type="text"/>
FRAMES2	<input type="text"/>
ROLL3	<input type="text"/>
FRAMES3	<input type="text"/>
DIGITAL PHOTO ID	<input type="text"/>

txtImageID: 433
txtImageNote: No image name speci

SURVEY INFORMATION

PREPARER	<input type="text" value="Jennifer Kenny"/>
PREPARER ORGANIZATION	<input type="text"/>
SURVEYDATE	<input type="text" value="12/26/1997"/>
SURVEYAREA	<input type="text" value="Lake Bluff Camp Meeting Assn"/>



ATTACHMENT D

BRANDON J. STANICK

Asst. to the Village Administrator

**NORTH SHORE LIFE
LAKE BLUFF STYLE**

November 2, 2015

VIA U.S. MAIL AND EMAIL TO: dave@poultongroup.com

The Poulton Group
ATTN: David Poulton
268 Market Square
Lake Forest, IL 60045

**Re: Historic Preservation Commission - Significant Demolition Review
466 Sunrise Avenue**

Mr. Poulton:

On October 9, 2015 the Village of Lake Bluff received a complete building permit application for the full demolition of the structure located at 466 Sunrise Avenue. In accordance with Section 9-1-18H of the Lake Bluff Municipal Code, the proposed demolition of 466 Sunrise Avenue shall be reviewed by the Historic Preservation Commission (HPC) for a period of 90 days (ending on January 7, 2016) 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 November 11, 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
Marshall and Amy Reavis (306 E. Scranton Ave., Lake Bluff)

Village of Lake Bluff | 40 East Center Avenue | Lake Bluff, IL 60044

P: (847) 234-0774 | F: (847) 234-7254

lakebluff.org

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: November 6, 2015
Subject: **Agenda Item #5 - Review of a Significant Demolition Application for 605 Moffett Road**

The Village of Lake Bluff is in receipt of a building permit application seeking demolition of the structure located at 605 Moffett Road. This would constitute a “significant demolition” pursuant to Section 9-1-18H of the Village Building Code. Accordingly, 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:	605 Moffett Road
Type of Permit Received:	Complete demolition
Completed Permit Application Received:	October 29, 2015
Owner:	Peter Wolff
Original Construction Date:	c. 1955 (1998 Architectural Survey) 1957 (Lake County)



Architectural Survey Year:	Architectural Survey Designation:
1998	Non-Contributing

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 (**January 28, 2015**) from the time the building permit application for demolition was submitted; or
- Extend the demolition review by 30 days providing a total demolition delay of 120 days (**February 27, 2015**).

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

- A. Building Permit Application for Demolition;
- B. Property Owner Responses to HPC Questions Received November 11, 2015;
- C. Aerial Map & Architectural Survey Sheet; and
- D. Letter Dated November 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.

20150598

ATTACHMENT A

VILLAGE OF LAKE BLUFF APPLICATION FOR BUILDING PERMIT

OCT 29 2015

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

THE UNDERSIGNED hereby applies to the Village of Lake Bluff, Illinois for a permit to alter, repair, install, raze a structure at: 605 Moffett Rd. Lake Bluff, IL

Owned by: Peter Wolff Phone _____ Date: 10/28/15
DESCRIPTION OF WORK: 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: Peter Wolff

Signature of Applicant: *Peter Wolff*

Name & Daytime Phone of Person to be contacted Regarding Project: Peter Wolff
312-925-4394

Applicants Relationship to Project: (owner, Contractor, Architect) Owner

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.

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

BY:

I am seeking the authority to demolish the house in order to maximize my options to sell it.

I have lived in Lake Bluff for 28 years, raised my family here and reached a point in my life where I have decided to move. I have marketed the property aggressively since July. In preparation and throughout the marketing process, I have made numerous improvements including painting the interior and exterior, professionally landscaping the yard, and correcting seepage issues with a professional waterproofing company. I removed clutter and purged personal items, had the home professionally cleaned, and had a professional interior designer stage the furniture. I have reduced the price twice in collaboration with my realtors and in the context of comparable properties, all with the idea of attracting someone to purchase the house to live in the existing structure. I have received no offers to purchase the home to live in or to remodel.

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

As owner and as described above, my intent is to sell the home. I am seeking the ability to sell to someone who would demolish or remodel and improve the property in order to avoid on going carrying costs and minimize my financial risk, which is increasing over time.

3) Please provide a written description of any historical information with supporting documentation.

The home was built in 1957. There is no historical significance.

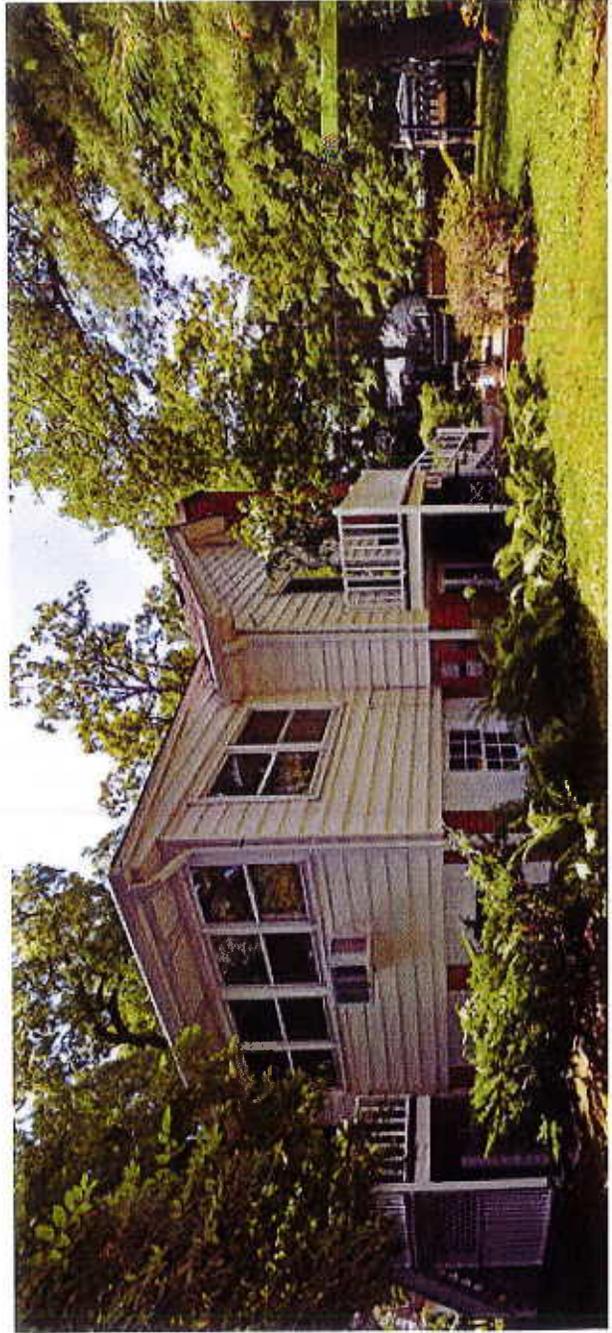
4) Please explain why the structure may not qualify for landmark designation status.

The house is a raised ranch with a partially finished basement. It was surveyed in 1997 as part of the Village of Lake Bluff Illinois Urban Architectural and Historical Survey. It was rated noncontributing with regard to local significance, not a good candidate for individual listing on the National Register and noncontributing to a National Register District.

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

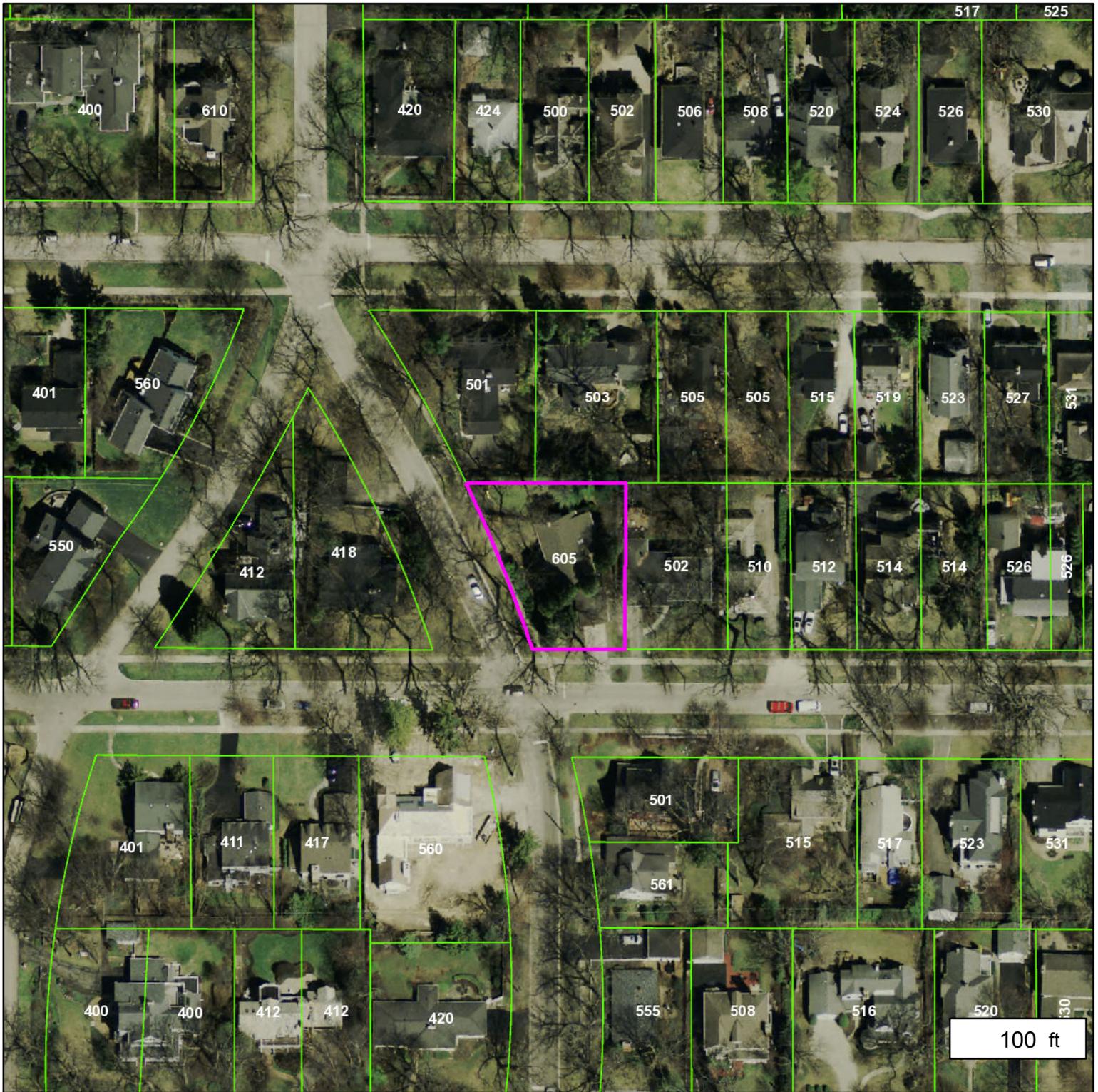
I have no specific cost proposals to rehabilitate or demolish and build new. Here are some of the observations and comments of potential buyers who viewed the house. They noted the house has an odd floor plan. Kitchen cabinets, floor and appliances need updating. There is no master

bathroom. The main bathroom floors, vanity and plumbing fixtures need updating. They couldn't envision improving the basement in a manner they deemed desirable due to the utilities being located between the downstairs bathroom and rooms they would improve or finish. Some noted a musty/mold smell. Some deemed lack of central air and existing air ducts (the home has baseboard hot water heat) as a negative. A general consensus between realtors and contractors suggests a minimal outlay of \$40,000 to improve the kitchen and bath, with no guarantee of enhanced design appeal to a prospective buyer, so I have been advised to market the house as is and concede the depreciated value.



Lake County, Illinois

ATTACHMENT C




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


Map Printed on 11/5/2015
Parcel 1221210014 is outlined.

 N

 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.

Village of LAKE BLUFF

ILLINOIS URBAN ARCHITECTURAL
AND HISTORICAL SURVEY

STREET #	<input type="text" value="605"/>
DIRECTION	<input type="text"/>
STREET	<input type="text" value="MOFFETT"/>
ABB	<input type="text" value="RD"/>
PIN	<input type="text"/>
LOCAL SIGNIFICANCE RATING	<input type="text" value="NC"/>
POTENTIAL IND NR? (Y or N)	<input type="text" value="N"/>
CRITERIA	<input type="text"/>
Contributing to a NR DISTRICT?	<input type="text" value="NC"/>
Contributing secondary structure?	<input type="text" value="-"/>
Listed on existing SURVEY?	<input type="text" value="No"/>

GENERAL INFORMATION

CATEGORY	<input type="text" value="building"/>	CURRENT FUNCTION	<input type="text" value="Domestic - single dwelling"/>
CONDITION	<input type="text" value="excellent"/>	HISTORIC FUNCTION	<input type="text" value="Domestic - single dwelling"/>
INTEGRITY	<input type="text" value="unaltered"/>	REASON for SIGNIFICANCE	<input type="text"/>
SECONDARY STRUCTURE	<input type="text"/>		
SECONDARY STRUCTURE	<input type="text"/>		

ARCHITECTURAL DESCRIPTION

ARCHITECTURAL CLASSIFICATION	<input type="text"/>	PLAN	<input type="text"/>
DETAILS	<input type="text"/>	NO OF STORIES	<input type="text"/>
DATE of construction	<input type="text" value="c. 1955"/>	ROOF TYPE	<input type="text"/>
OTHER YEAR	<input type="text"/>	ROOF MATERIAL	<input type="text"/>
DATE SOURCE	<input type="text" value="surveyor"/>	FOUNDATION	<input type="text"/>
WALL MATERIAL (current)	<input type="text"/>	PORCH	<input type="text"/>
WALL MATERIAL 2 (current)	<input type="text"/>	WINDOW MATERIAL	<input type="text"/>
WALL MATERIAL (original)	<input type="text"/>	WINDOW MATERIAL	<input type="text"/>
WALL MATERIAL 2 (original)	<input type="text"/>	WINDOW TYPE	<input type="text"/>
		WINDOW CONFIG	<input type="text"/>
SIGNIFICANT FEATURES	<input type="text"/>		
ALTERATIONS	<input type="text"/>		

HISTORIC INFORMATION

HISTORIC NAME	<input type="text"/>
COMMON NAME	<input type="text"/>
PERMIT NO	<input type="text"/>
COST	<input type="text"/>
ARCHITECT	<input type="text"/>
ARCHITECT2	<input type="text"/>
BUILDER	<input type="text"/>
ARCHITECT SOURCE	<input type="text"/>



HISTORIC INFO

LANDSCAPE

PHOTO INFORMATION

ROLL1	<input type="text" value="11"/>
FRAMES1	<input type="text" value="15"/>
ROLL2	<input type="text"/>
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ROLL3	<input type="text"/>
FRAMES3	<input type="text"/>
DIGITAL PHOTO ID	<input type="text"/>

txtImageID: 128
txtImageNote: No image name speci

SURVEY INFORMATION

PREPARER	<input type="text" value="Jennifer Kenny"/>
PREPARER ORGANIZATION	<input type="text"/>
SURVEYDATE	<input type="text" value="12/26/1997"/>
SURVEYAREA	<input type="text" value="Lake Bluff Camp Meeting Assn"/>



ATTACHMENT D

BRANDON J. STANICK

Asst. to the Village Administrator

November 2, 2015

VIA U.S. MAIL AND EMAIL TO: peterwolff605@comcast.net

Peter Wolff
605 Moffett Rd.
Lake Bluff, IL 60044

**Re: Historic Preservation Commission - Significant Demolition Review
605 Moffett Road**

Mr. Wolff:

On October 29, 2015 the Village of Lake Bluff received a complete building permit application for the full demolition of the structure located at 605 Moffett Road. In accordance with Section 9-1-18H of the Lake Bluff Municipal Code, the proposed demolition of 605 Moffett Road shall be reviewed by the Historic Preservation Commission (HPC) for a period of 90 days (ending on January 28, 2016) 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 November 11, 2015 at 7:00 p.m. in the Village Hall Board Room (40 E. Center Avenue).

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Yours truly,

Brandon J. Stanick
Assistant to the Village Administrator

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

Village of Lake Bluff | 40 East Center Avenue | Lake Bluff, IL 60044

P: (847) 234-0774 | F: (847) 234-7254

lakebluff.org

NOTICE

**SCHEDULE OF THE REGULAR MEETINGS
HISTORIC PRESERVATION COMMISSION
VILLAGE OF LAKE BLUFF
LAKE COUNTY, ILLINOIS**

2016

PUBLIC NOTICE IS HEREBY GIVEN that the regular meetings of the HISTORIC PRESERVATION COMMISSION of the Village of Lake Bluff, Lake County, Illinois, during the year 2016 will be held at 7:00 P.M. in the Lake Bluff Village Hall, 40 East Center Avenue, Lake Bluff, Illinois on the following dates:

January 13	July 13
February 10	August 10
March 9	September 14
April 13	October 12
May 11	November 9
June 8	December 14

This schedule is subject to change as the Historic Preservation Commission of the Village of Lake Bluff shall determine and as the law shall allow. These meeting dates will only be used as needed. All such meetings shall be open to the public, except as to those the Village of Lake Bluff shall determine to hold in private and which the law shall allow to be held in private.

Brandon Stanick
Historic Preservation Commission Secretary

Notice of this schedule given this ___th day of _____ 2015.