

**VILLAGE OF LAKE BLUFF
HISTORIC PRESERVATION COMMISSION
MARCH 29, 2016**

APPROVED MINUTES

1. Call to Order and Roll Call

A Special Meeting of the Historic Preservation Commission (HPC) of the Village of Lake Bluff was called to order on March 29, 2016 at 7:00 p.m. in the Village Hall Board Room.

The following members were present:

Present: Paul Bergmann
 Mary Francoeur
 Janie Jerch
 Randolph Liebelt
 Cheri Richardson
 Janet Nelson, Chair

Absent: Robert Hunter

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

2. Consideration of the Minutes of the December 9, 2015 and February 10, 2016 Historic Preservation Commission Meetings

Member Bergmann moved to approve the February 10, 2016 Meeting Minutes as presented. Member Richardson seconded the motion. The motion passed on a unanimous voice vote.

Member Jerch moved to approve the December 9, 2015 Meeting Minutes as presented. Member Francoeur seconded the motion. The motion passed on a unanimous voice vote.

3. Non-Agenda Items and Visitors

Chair Nelson stated 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.

There were no requests to address the HPC.

4. Concurrent Consideration of the Following Items for 1010 Green Bay Road: (i) a Public Hearing to Consider a Historic Landmark Nomination Application and (ii) an Advisory Review Conference to Consider Proposed Changes to the Exterior of the Structure

Chair Nelson stated this is a two part agenda item with the first part being a public hearing to consider a historic landmark nomination application and then an advisory review to discuss their proposed renovations.

Chair Nelson administered the oath to those in attendance and invited Ms. Susan Benjamin of Benjamin Historic Certifications to present the nomination. Ms. Benjamin presented information regarding the landmark nomination of 1010 Green Bay Road and its architect David Adler.

Following Ms. Benjamin's presentation, Chair Nelson reviewed the criteria for landmark designation and the HPC reached a unanimous 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;
- The structure, building, site, or landscape involves the notable efforts of, or is the only known example of work by, a master builder, designer, architect, architectural firm, or artist whose individual accomplishment has influenced the development of the village, state of Illinois, or the United States;
- The unique location or singular physical characteristics of a structure, building, site, or landscape make it an established or familiar visual feature;
- The activities associated with a structure, building, site, or landscape make it a current or former focal point of reference in the village;
- The structure of building is of a type or is associated with a use once common but now rare, or is a particularly fine or unique example of a utilitarian structure and possesses a high level of integrity or architectural significance;
- 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;
- The structure, building, site, or landscape embodies elements of design, detail, material, or craftsmanship of exceptional quality;
- The structure, building, site, or landscape exemplifies a particular architectural style in terms of detail, material, and workmanship which has resulted in little or no alternation to its original construction;
- The structure, building, site, or landscape is an exceptional example of an historic or vernacular style, or is one of the few such remaining properties of its kind in the village; and
- The structure, building, site, or landscape has a strong association with the life or activities of a person or persons who significantly contributed to or participated in the historic or cultural events of the United States, the state of Illinois, or the village.

Chair Nelson asked for comments from the public.

Mr. Mike Eckenrod (resident) stated he lives in the Belle Foret Subdivision and is excited about having a house of historic significance within the neighborhood because the home's impressive appearance could have a positive effect on the values of neighboring properties. He stated this is a wonderful opportunity for Lake Bluff to showcase a house on a well-traveled road.

Chair Nelson closed the public hearing.

Following a brief discussion, Member Richardson moved to recommend the Village Board designate 1010 Green Bay Road as a historic landmark. Member Jerch seconded the motion. The motion passed on the following roll call vote:

Ayes: (6) Bergmann, Francoeur, Jerch, Liebelt, Richardson and Chair Nelson
Nays: (0)
Absent: (1) Hunter

Following the public hearing the ABR conducted an advisory review of the proposed changes to the exterior of the structure.

In response to a question from Chair Nelson, Mr. Michael Hoeft, a representative of the owner, stated there is a small service porch entrance and a staircase leading to a walkout basement located on the north side of the house. The porch is settling causing it to break away from the north façade of the house. The proposed plan is to replace the porch with a mud, bath and breakfast room. Mr. Hoeft stated they didn't want to sacrifice the integrity of the functional rooms at the west end of the house. The plan also includes extending the addition approximately 18 feet to the north and sit within the wing wall. The addition will not be visible from the roadway or higher than the existing house.

Member Liebelt asked if the house had a basement. Mr. Hoeft stated the house has a full basement and the new addition will have a walk out basement feature. Member Liebelt asked if the addition would have functional French doors. Mr. Hoeft stated the addition will have French doors which replicate the existing French doors on the west side of the house. The two French doors leading to the west façade will be functional and the two on the north will not be functional.

In response to a question from Chair Nelson, Mr. Hoeft stated the addition is less than 600 square feet and described the type of materials that will be used to restore the exterior. Chair Nelson stated she is delighted they chose to restore this beautiful house and asked the owners to consider pursuing landmark certification in the future.

Following the discussion it was the unanimous consensus of the HPC the proposed work is consistent with the purpose and goals of the Village's Historic Preservation regulations.

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

Chair Nelson introduced the agenda item and a discussion ensued.

Chair Nelson reviewed the materials provided to the HPC concerning Lake Bluff neighborhood history noting some areas have a brief written description and asked the Commissioners to write a description for the portions not yet available.

6. Chairperson's Report

Chair Nelson had no report.

7. Staff Report

A to VA Stanick reported on the forthcoming demolition review for 604 Ravine Avenue. A to VA Stanick confirmed the next HPC meeting is scheduled for April 13, 2016.

8. Adjournment

As there was no further business to come before the Commission, Member Francoeur moved to close the meeting. Member Jerch seconded the motion. The motion was approved on a unanimous voice vote and the meeting adjourned at 8:15 p.m.

Respectfully submitted,

Brandon Stanick
Asst. to the Village Administrator