

**VILLAGE OF LAKE BLUFF
HISTORIC PRESERVATION COMMISSION
FEBRUARY 13, 2013**

APPROVED MINUTES

1. Call to Order and Roll Call

The Regular Meeting of the Historic Preservation Commission (HPC) of the Village of Lake Bluff was called to order on February 13, 2013 at 7:08 p.m. in the Village Hall Board Room.

Present: Paul Bergmann
Tom Dobbins
Mary Francoeur
Randolph Liebelt
Janet Nelson, Chair

Absent: Robert Hunter
James LaDuke

Also Present: Brandon J. Stanick, Assistant to Village Administrator (A to VA)

2. Consideration of the Minutes of the January 9, 2013 Historic Preservation Commission Meeting

Member Bergmann moved to approve the Minutes of the January 9, 2013 HPC Meeting as presented. Member Francoeur 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 Continued Discussion Concerning the Historic Preservation Commission's FY2012-2013 Goals

Chair Nelson introduced the item and stated the HPC has been provided a revised list of designation criteria for Ranch style homes. A to VA Stanick reported that previously the HPC expressed interest in using an identified set of features common to Ranch style homes as a guideline when applying the existing landmark criteria set forth in the Village Code.

Further, he reported that upon an initial review of the existing landmark designation criteria the Ranch style guidelines may be most relevant to the following existing criteria:

Architectural significance:

a. 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.

c. 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 alteration to its original construction.

Previously, the HPC had expressed a preference to not codify any guidelines; however, it is recommended the HPC review and consider which criteria are most relevant when reviewing landmark designation applications for Ranch style homes. This approach is recommended to promote consistency in applying the HPC's guidelines when considering landmark designation applications for Ranch style homes.

A discussion followed.

Member Dobbins noted the proposed list of guidelines for reviewing Ranch homes will let residents know that Ranch style homes matter in Lake Bluff. Further he inquired if there are Ranch homes the HPC would want to designate as landmarks. Chair Nelson confirmed there are examples of historic Ranches, but none that have been identified by the HPC.

A to VA Stanick noted the final product will be designed for publication on the Village's website. He noted the final design will be shared with the HPC at a later time.

The HPC reached a consensus to remove Chicago common brick from the "Character Defining" section of the guidelines and add "double-hung" windows. The HPC also reached a consensus that the most relevant landmark criteria for Ranch style homes would be a. and c. under architectural significance.

A to VA Stanick stated the next step is to report back to the Village Board regarding the HPC's intention with the Ranch style guidelines.

5. Chairperson's Report

Chair Nelson noted the Albert Poole House (1010 Green Bay Road) is for sale and may be a house the HPC should consider for landmark status. The designation would benefit the future owner due to the much needed renovation.

6. Staff Report

A to VA Stanick reported the proposed Target Store development and draft planned commercial development regulations will go before the Plan Commission and Zoning Board of Appeals on February 20, 2013. Also, Staff anticipates The Roanoke Group to return with revised plans for the Stonebridge Development along Green Bay Road.

7. Adjournment

As there was no further business to come before the Commission, Member Francoeur moved to close the meeting. Member Liebelt seconded the motion. The motion was approved on a unanimous voice vote and the meeting adjourned at 7:56 p.m.

Respectfully submitted,

Brandon J. Stanick
Assistant to the Village Administrator