

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

**THURSDAY, MAY 21, 2015 - 7:00 P.M.**

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

**AGENDA**

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**1. Call to Order and Roll Call**

**2. Consideration of the Minutes from the April 8 and May 13, 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. An Advisory Review Conference for the Proposed Demolition of the Landmark Home Located at 512 Sunrise Avenue**

**5. An Advisory Review Conference for the Proposed Demolition of the Landmark Home Located at 925 N. Sheridan Road**

**6. A Continued Discussion Regarding Demolition Review and Historic Preservation Regulations**

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

**8. Chairperson's Report**

**9. Staff Report**

- Confirm Next Meeting Date – June 10, 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  
APRIL 8, 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 March 11, 2015 at 7:05 p.m. in the Village Hall Board Room.

The following members were present:

Present:           Mary Francoeur  
                      Robert Hunter  
                      Janie Jerch  
                      Randolph Liebelt  
                      Janet Nelson, Chair

Absent:            Paul Bergmann  
                      Cheri Richardson

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

- 2. Consideration of the Minutes of the March 11, 2015 Historic Preservation Commission Meeting**  
Member Francoeur moved to approve the Minutes of the March 11, 2015 HPC Meeting as presented. Member Jerch 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 Proposed Renovations to 707 Rockland Avenue**

Chair Nelson introduced the agenda item and noted that this item is classified as a significant demolition because their intent is to demolish more than 50 percent of the gross floor area of the structure, although not demolish the entire building. Chair Nelson invited the petitioner to the podium.

Mr. Tom Tennett, owner of 707 Rockland Avenue, stated he has submitted plans to have the roof removed and a second floor added to the existing structure. Space on the first floor will be reallocated from three bedrooms and one bath to living space, a larger kitchen and a dining room. There will be three bedrooms and three bathrooms on the second floor with high efficient mechanical systems to accommodate their growing family. Mr. Tennett stated the house currently does not meet the needs of a contemporary family. He stated keeping in Lake Bluff fashion it is a traditional ranch style and fits within the character of the neighborhood. Mr. Tennett stated he is present tonight to ask the HPC to terminate the process.

A to VA Stanick stated as the addition of the second floor and changes to the exterior will alter the look, a demolition review was triggered. He stated this is not a complete demolition but a proposed renovation.

Chair Nelson expressed her understanding the siding on the second floor would change. Mr. Tennett stated that would be the siding on the first and second floors. The brick would be removed and replaced with healthy smart side engineering siding product, light cream in color with high efficiency windows.

Chair Nelson asked for comments from the Commissioners.

Member Jerch expressed her understanding that the main footprint of the home will be maintained and only the roof and siding will be altered. Mr. Tennett stated there will be new windows and mechanical systems installed. He stated everything will be upgraded and noted the house has gone through countless renovations and everything has to be restored according to Code. Mr. Tennett confirmed there will be a foundation under the garage area.

Chair Nelson asked if there were any other homes in the area which added a second floor. Mr. Tennett stated there has been approximately five homes along the east side of Rockland Avenue that have added a second floor.

Chair Nelson summarized the options available to the HPC.

As there were no further comments from the Commissioners, Member Hunter moved to terminate the significant demolition review for 707 Rockland Avenue. Member Jerch seconded the motion. The motion passed on the following roll call vote:

Ayes: (5) Francoeur, Hunter, Jerch, Liebelt and Chair Nelson  
Nays: (0)  
Absent: (0) Bergmann and Richardson

##### **5. A General Discussion Regarding Demolition Review and Historic Preservation Regulations**

Chair Nelson stated over the course of the last several months we have been faced with some demolition reviews where we felt more information was needed before we were able to discuss it appropriately. Chair Nelson asked the Commissioners to discuss any additional information they would like to see as a requirement of the demolition review process, as well as opine on the Village's existing Historic Preservation regulations.

A to VA Stanick stated there will be a Committee-of-the-Whole (COW) agenda item on Monday, April 13<sup>th</sup> regarding various items as a result of the 400 E. Center Avenue and 925 N. Sheridan Road petitions, one of which is the historic preservation regulations, the subdivision of lots on the east side, single-family residential design review and a review of the Village's bulk standards to determine if the Village is comfortable with its current standards.

A discussion concerning these issues followed.

Chair Nelson expressed her understanding that many of the lots on the east side started off 25 ft. wide before the zoning regulations were implemented and property owners were selling portions of their property to their neighbors which resulted in some very odd shaped lots.

A discussion concerning the Village's existing demolition application and demolition review regulations followed.

A to VA Stanick stated he included in the packet a request to review some comparable surrounding North Shore communities building permit applications to see what information they require with a proposed demolition.

Chair Nelson expressed her thought to make the demolition permit process more thorough so that the HPC is aware there has been some thought given to renovating the house. As of now all that is required is the contractor's information for the demolition. Chair Nelson expressed her preference to see a map showing the location of the building to be demolished with reference to neighborhood properties, a legal description of the property, photographs of all building elevations, a description of the building, the structure portions thereof proposed for demolition, the reason for the proposed demolition and data supporting the reasons. In addition she noted her preference to require a justification from the property owner why it is not financially feasible to rehabilitate the house.

Members Jerch and Liebelt expressed their favor with Chair Nelson's suggestions. Member Jerch expressed her preference for a buyer delay process.

Member Jerch expressed her agreement with Chair Nelson of implementing a longer delay period.

Member Hunter stated a two year delay could amount to a substantial penalty to the owner and create a financial burden.

Chair Nelson stated the longer delay period would have property owners think harder about demolition. Chair Nelson expressed a desire to understand how the proposed demolition would affect the streetscape.

Member Hunter asked how you strike a balance between a homeowners that wants to improve the house and a developer's profit motive.

Member Francoeur expressed interest in a larger delay period.

A to VA Stanick stated the initial delay is 90 days and the HPC has the choice to extend the delay to 120 days. A discussion ensued regarding the redevelopment of smaller lots.

Chair Nelson expressed her belief that Lake Bluff is a better market for teardowns and that is what should be changed. A discussion ensued regarding the bulk of homes in Lake Bluff.

A to VA Stanick stated having this information, which is already solicited by the HPC, upfront is consistent with current practice. Having the information codified would make it a requirement and not just a guideline.

Member Hunter expressed his opinion that design review is needed and then briefly described the review process being performed on new spec homes in town.

Following a discussion of the information the HPC expressed its preference to require the following information be submitted with building permit application for demolition:

- Plat of survey (includes legal description);
- Elevation pictures of existing;
- Neighborhood aerial map;

- Prepared statement financial analysis comparing the costs to rehab and the cost to demolish and rebuild;
- Elevation drawings of the new house;
- A written description of the research on the house conducted by the owner and why the home does not qualify for landmark status;
- A tree survey;
- An estimate to relocate structure proposed for demolition;
- A statement asking the property owners how best to preserve the Village's character.

The HPC also discussed the benefit of requiring a notice is issued when a landmark goes on the market to require the full disclosure that its a landmark.

It was the consensus of the HPC to ask Staff to amend the building permit application for demolition and share a draft during the next meeting.

#### **6. A Continued Discussion Regarding the History of Neighborhoods in Lake Bluff**

The HPC continued its consideration of the matter to its next meeting.

#### **7. Chairperson's Report**

Chair Nelson announced that a Historic Preservation Workshop is scheduled for May 13, 2015 at 7:00 p.m. and noted it will focus on the Tax Assessment Freeze Program administered by the Illinois Historic Preservation Agency and the benefits offered by Lake Bluff. Chair Nelson suggested landmark homeowners and local realtors be invited to the workshop.

#### **8. Staff Report**

A to VA Stanick reported there may be another HPC Regular meeting scheduled for the month of May as the Historic Preservation Workshop meeting is scheduled for the regular meeting on May 13<sup>th</sup>.

#### **9. Adjournment**

As there was no further business to come before the Commission, Member Hunter moved to close the meeting. Member Francoeur seconded the motion. The motion was approved on a unanimous voice vote and the meeting adjourned at 8:29 p.m.

Respectfully submitted,

Brandon Stanick  
Asst. to the Village Administrator

**VILLAGE OF LAKE BLUFF  
HISTORIC PRESERVATION COMMISSION  
MAY 13, 2015**

**DRAFT MINUTES**

On May 13, 2015 the Lake Bluff Historic Preservation Commission hosted a community workshop regarding the financial benefits available to owners of local Lake Bluff landmarks. The workshop started at 7:00 p.m. in the Village Hall Board Room and the following HPC Commissioners were present

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

Absent:             Randolph Liebelt

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

Chair Nelson welcomed the attendees to the workshop and provided a brief history of the Village, as well as introduced the presenters for the evening. Ms. Carol Dyson, Chief Architect & Deputy State Historic Preservation Officer (Illinois Historic Preservation Agency), presented information regarding the Illinois Property Tax Freeze Program. Ms. Lisa DiChiera, Director of Advocacy (Landmarks Illinois), presented information relating the organization's façade easement program. The third presentation was conducted by Brandon Stanick, Asst. to the Village Administrator (Village of Lake Bluff), and focused on the financial benefits offered by the Village that are available to Lake Bluff property owners.

The community workshop concluded at approximately 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  
**Subject:** **Agenda Item #4 - Advisory Review Conference for the Proposed Demolition of the Landmark Designated Structure Located at 512 Sunrise Avenue**  
**Date:** May 15, 2015

<b>OWNER:</b>	Brian and Julie Schmucker
<b>LOCATION:</b>	512 Sunrise Avenue
<b>DATE RECEIVED:</b>	April 10, 2015
<b>REQUIRED ACTION:</b>	Advisory Review Conference with Property Owner Concerning Proposed Demolition of 512 Sunrise Avenue
<b>APPLICABLE REGULATIONS:</b>	Ordinance #2006-13 (Landmark Ordinance) Section 9-14-1 of the Municipal Code (Purpose and Goals) Section 9-14-6 of the Municipal Code (Advisory Review)

### **Summary:**

On April 10, 2015 the Village of Lake Bluff received a building permit application for the complete demolition of the landmark designated house located at 512 Sunrise Avenue. As this is a landmark designated structure (pursuant to Ordinance #2006-13), the owner is required to participate in the Advisory Review Process. The purpose of this Process is to ascertain the extent to which the proposed work is consistent or inconsistent with the purpose and goals of the Historic Preservation Chapter of the Municipal Code (Section 9-14-1) and conduct an Advisory Review Conference with the owner. In conducting an Advisory Review Conference, the HPC shall consider and urge the owner to incorporate into the proposed work the criteria outlined in Section 9-14-6C of the Municipal Code. The time for the Advisory Review period is 120 days from the time the building permit application for demolition is received. This advisory review period will end on August 8, 2015 (participation is required) after which time the demolition permit may be issued.



**Recommended HPC Action:**

It is recommended the HPC conduct an Advisory Review Conference with the owner(s) using the criteria in Section 9-14-6C of the Municipal Code, and seek a mutually satisfactory resolution of the Commission's concerns.

**Attached Documents:**

- A. Building Permit Application for Demolition and Aerial Map;
- B. Landmark Ordinance #2006-13;
- C. Municipal Code Section 9-14-1 (Purpose & Goals); and
- D. Municipal Code Section 9-14-6 (Advisory Review).

If you should have any questions regarding the information provided in this memorandum, please feel free to contact me at 847-283-6889.

VILLAGE OF LAKE BLUFF  
APPLICATION FOR BUILDING PERMIT

APR 10 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: 512 SUNRISE AVE

Owned by: BRIAN AND JULIE SCHUMER Phone (773) 491-1457 Date: 4/2/15

DESCRIPTION OF WORK: DEMOLISH EXISTING (2) STORY STRUCTURE AND REMOVE

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:	TRIPLE O CONSTRUCTION INC	(773) 491-1457
Excavation:	DUNLEAVY CONCRETE	(847) 514-2791
Concrete:		
Masonry:		
Plumbing:		
Carpentry:		
Electrical:		
HVAC		
Structural Iron:		
Plaster/Drywall		
Roofing:		
Fencing:		
Other:		

Architects Name /Address /Phone: \_\_\_\_\_

Total Value Of Construction \$ 24,000<sup>00</sup>

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	\$
<b>TOTAL PERMIT FEE</b>	<b>\$</b>

Printed Name of Applicant: DAVID SUNDRY

Signature of Applicant: David Sundry

Name & Daytime Phone of Person to be contacted Regarding Project: DAVID SUNDRY  
c(773)491-1457

Applicants Relationship to Project: (owner, Contractor, 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.

# Lake County, Illinois



Both 506 and 512  
Sunrise are owned  
by the Schmuikers

100 ft





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

Map Printed on 5/16/2015  
Parcel 1221221019 is outlined.



Selected Features:  
Various Tax Parcels

— 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.

ATTACHMENT B

6018844



This Document Was Prepared By  
And After Recording Return To:

Peter M. Friedman  
Holland & Knight LLP  
131 South Dearborn  
30<sup>th</sup> Floor  
Chicago, IL 60603

FILED FOR RECORD BY:  
MARY ELLEN VANDERVENTER  
LAKE COUNTY, IL RECORDER  
06/28/2006 - 12:56:10 P.M.  
RECEIPT #: 293917  
DRAWER #: 14

*For Recorder's Use Only*

AN ORDINANCE DESIGNATING THE BUILDING  
AT 512 SUNRISE AVENUE AS A HISTORIC LANDMARK

1 (14)

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ORDINANCE NO. 2006-13

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**AN ORDINANCE DESIGNATING THE BUILDING  
AT 512 SUNRISE AVENUE AS A HISTORIC LANDMARK**

Passed by the Board of Trustees, May 8, 2006

Printed and Published, May 9, 2006

Printed and Published in Pamphlet Form  
by Authority of the  
President and Board of Trustees

VILLAGE OF LAKE BLUFF  
LAKE COUNTY, ILLINOIS

I hereby certify that this document  
was properly published on the date  
stated above.

  
\_\_\_\_\_  
Village Clerk

ORDINANCE NO. 2006-13

AN ORDINANCE DESIGNATING THE BUILDING  
AT 512 SUNRISE AVENUE AS A HISTORIC LANDMARK

**WHEREAS**, the Village of Lake Bluff is a community with a rich historical, cultural, and architectural character that is unique among Northern Illinois communities; and

**WHEREAS**, the preservation of historically, culturally, and architecturally significant residential buildings and structures in the Village is necessary to maintain the essential character of the Village and to protect the value of properties in the Village; and

**WHEREAS**, the Village desires to recognize and protect structures that contribute to the historical, cultural, or architectural heritage of the Village; and

**WHEREAS**, the Village also desires to assist owners of historically, culturally, or architecturally significant structures, buildings, sites, and landscapes in maintaining and enhancing their properties in a manner consistent with the character of the Village; and

**WHEREAS**, pursuant to Paragraph 2-6-4B(1) of Ordinance No. 2001-03, as amended ("**Historic Preservation Ordinance**"), Gary and Lisa Doyle ("**Owners**") submitted a landmark designation application ("**Application**") for the two-story Arts & Crafts residence ("**Nominated Building**") located at 512 Sunrise Avenue, Lake Bluff, Illinois as legally described in **Exhibit A** attached hereto ("**Subject Property**"); and

**WHEREAS**, after notice of a public hearing was duly published on February 22, 2006, in *The News-Sun*, the Historic Preservation Commission ("**Commission**") held a public hearing on the Application on March 8, 2006, at which hearing the Owners, residents and others appeared and testified regarding the designation of the Nominated Building as a Landmark; and

**WHEREAS**, pursuant to Paragraph 2-6-3E(2) of the Historic Preservation Ordinance, and after reviewing all information presented to it at the public hearing, the Commission adopted a resolution on April 12, 2006, finding that the Nominated Building meets the Landmark designation criteria set forth in Subsection 2-6-4A of the Historic Preservation Ordinance, and recommended to the President and Board of Trustees that the Nominated Building be designated as an official Landmark pursuant to Subsection 2-6-4E of the Historic Preservation Ordinance; and

**WHEREAS**, after reviewing the recommendation of the Commission, including the evidence presented at the public hearing, the Village Board has determined that the Nominated Building meets the landmark designation criteria contained in Subsection 2-6-4A of the Ordinance for the following reasons:

1. The Nominated Building has significant character, interest, and value as part of the historic, aesthetic, and architectural characteristics of the Village.
2. The unique location and singular physical characteristics of the Nominated Building makes it an established and familiar visual feature.
3. The Nominated Building represents certain distinguishing characteristics of architecture inherently valuable for the study of a time period, type of property, and method of construction.

4. The Nominated Building exemplifies a particular architectural style in terms of detail, material, and workmanship which has resulted in little or no alteration to its original construction.
5. The Nominated Building is one of the few remaining examples of a particular architectural style and has undergone little or no alteration since its original construction.
6. The Nominated Building is part of a continuous grouping that has a sense of cohesiveness expressed through a similarity of style characteristics and time period and accents the architectural significance of an area.
7. The Nominated Building is an exceptional example of an historic and vernacular style and is one of the few such remaining properties of its kind in the Village.
8. The Nominated Building has a strong association with the life of a person who significantly contributed to the historic events of the Village.

**NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LAKE BLUFF, LAKE COUNTY, ILLINOIS, as follows:**

**SECTION ONE. RECITALS.**

The foregoing recitals are incorporated herein as the findings of the President and Board of Trustees.

**SECTION TWO. LANDMARK DESIGNATION.**

The Board of Trustees of the Village of Lake Bluff designates the Nominated Building located at 512 Sunrise Avenue, Lake Bluff, Illinois as a Landmark pursuant to the Village's Historic Preservation Ordinance.

**SECTION THREE. NOTICE.**

The Board of Trustees of the Village of Lake Bluff directs that notice be sent to the Building Commissioner and to the owners of record of the Subject Property advising them of the Landmark designation approved by this Ordinance and informing them that the Nominated Building shall be subject to the requirements of Section 2-6-6 and all other applicable provisions of the Historic Preservation Ordinance.

**SECTION FOUR. RECORDATION.**

The Board of Trustees of the Village of Lake Bluff directs that this Ordinance approving the Landmark designation shall be recorded against the Subject Property in the office of the Lake County Recorder of Deeds.

**SECTION FIVE. EFFECTIVE DATE.**

This Ordinance shall be effective following passage by the Board of Trustees of the Village of Lake Bluff in the manner required by law and publication in pamphlet form in the manner required by law.

**PASSED** this 8th day of May, 2006, by vote of the Board of Trustees of the Village of Lake Bluff, as follows:

Ordinance 2006-13

**AYES:** (6) **Barkhausen, Lesser, Peters, Rener, Shineflug and Surkamer**  
**NAYS:** (0)  
**ABSTAIN:** (0)  
**ABSENT:** (0)

**APPROVED** this 8th day of May, 2006.

ATTEST:

  
Village Clerk

  
Village President

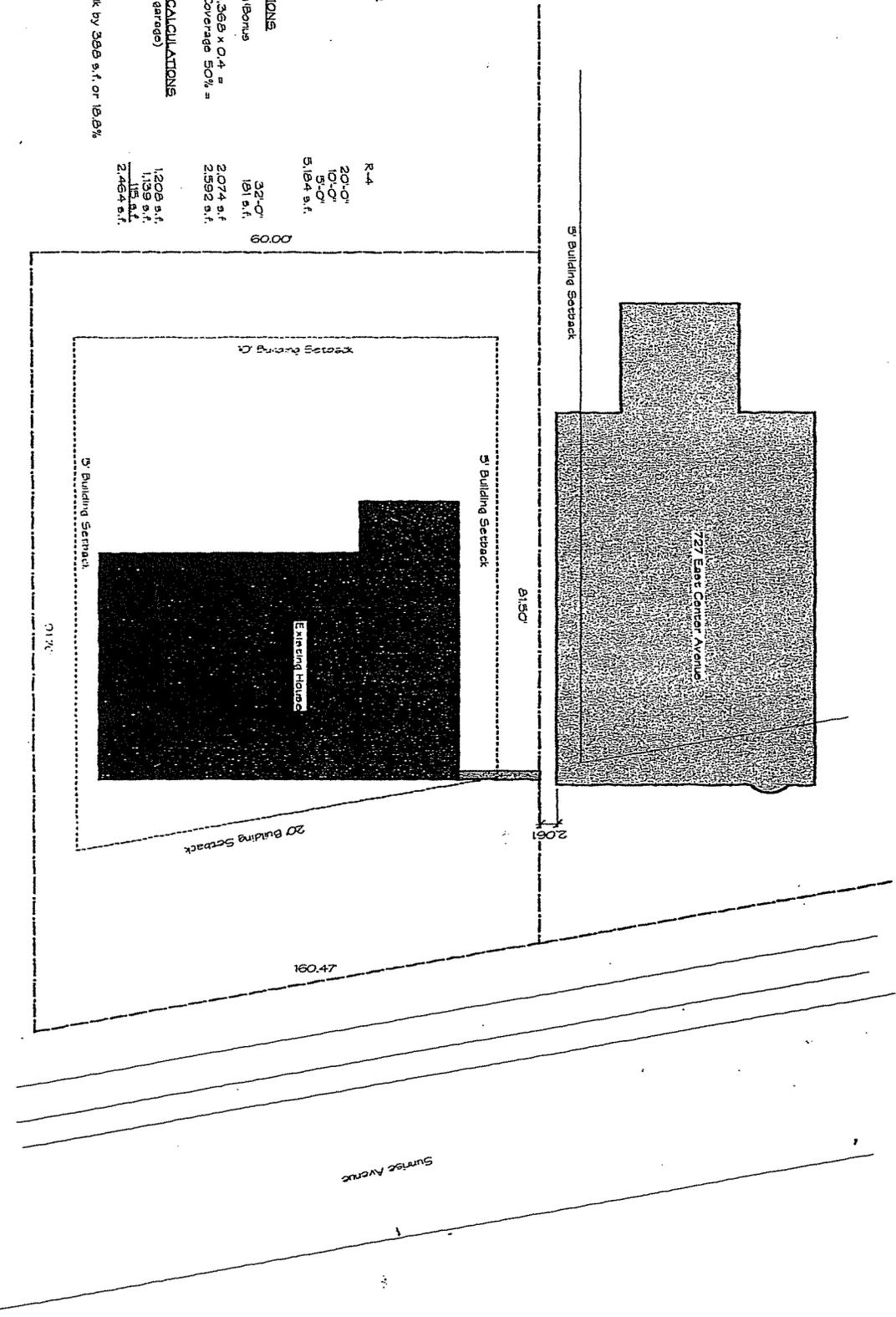
**FIRST READING:** April 24, 2006  
**SECOND READING:** May 8, 2006  
**PASSED:** May 8, 2006  
**APPROVED:** May 8, 2006  
**PUBLISHED IN PAMPHLET FORM:** May 9, 2006

# 3728697\_v1

**EXHIBIT A**

**Legal Description of Subject Property**

LOT 4 AND THE NORTH 10 FEET OF LOT 3 IN BLOCK 23 IN THE SECOND ADDITION TO LAKE BLUFF, IN THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 44 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 5, 1887 AS DOCUMENT 35623, IN BOOK "A" OF PLATS, PAGE 61, IN LAKE COUNTY, ILLINOIS.



**SITE RESTRICTIONS**  
 Zoning R-4  
 Front Yard Setback 20'-0"  
 Rear Yard Setback 10'-0"  
 Side Yard Setback 5'-0"  
 Lot Size 5,184 s.f.

**BUILDING RESTRICTIONS**  
 Max. Overall Height 32'-0"  
 Max. Open-Air Porch/Bonus 181 s.f.  
 Max Floor Area 2,074 s.f.  
 Impervious Surface Coverage 50% = 2,592 s.f.

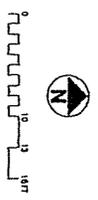
**EXISTING BUILDING CALCULATIONS**  
 First Floor (including garage) 1,208 s.f.  
 Second Floor 1,139 s.f.  
 Attic 185 s.f.  
 Total 2,464 s.f.  
 Exceeds allowable bulk by 388 s.f. or 15.8%

Site Plan

Doyle Residence  
612 Sunrise Ave. Lake Bluff, Illinois

Lake Effect Architects, Inc.  
615 N. Sheridan Road Lake Bluff, Illinois

Zoning Analysis  
16 January 2006



VILLAGE OF LAKE BLUFF

Application for Historic Preservation Landmark Designation

I) Street Address of Property: 512 Sunrise Ave.

II) Name and Address of Applicant:

Gary + Lisa Doyle  
Name  
Gary Doyle  
Primary Contact  
512 Sunrise Ave.  
Address  
Lake Bluff, IL 60044  
847 283 0014  
Telephone number  
\_\_\_\_\_  
Fax number if available  
garydoyle1@yahoo.com  
Email address if available

III) Name and Address of Property Owner:

Gary + Lisa Doyle  
Name  
Gary Doyle  
Primary Contact  
512 Sunrise Ave.  
Address  
Lake Bluff, IL 60044  
847 283 0014  
Telephone number  
\_\_\_\_\_  
Fax number if available  
garydoyle1@yahoo.com  
Email address if available

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**IV) Legal Description of Property:** (May be attached as Exhibit)

*See attached*

**V) A written statement describing the structure, building, site, or landscape and setting forth reasons in support of the proposed designation, including a list of significant exterior architectural features that should be protected.** (May be attached as Exhibit)

*See attached*

**VI) Written documentation establishing that the applicant is the current owner of record of the nominated property or that such owner of record has been notified or consents to the proposed landmark designation. In cases where the owner is the applicant, such documentation or evidence of record of ownership shall include a recent title policy in the name of the applicant or other evidence of record ownership acceptable to the Commission.** (Should be attached as Exhibits)

*See attached,*

**VII) An overall site plan and photographs of the nominated property. The site plan submission must include a front, both sides, and rear elevation drawing.** (Should be attached as Exhibits)

*See attached*

**VIII) Any other information the applicant believes may be relevant to the consideration of the application by the Village.** (Should be attached as Exhibits)

*See attached*

IX) Signature of Applicant:

The applicant attests that they have reviewed the Village of Lake Bluff Historic Preservation Regulations and that the information submitted in this application is correct to the best of the applicant's knowledge and understanding.

Barry Doyle  
Name

\_\_\_\_\_  
Title

512 Sunrise  
Address

847 283 0014  
Telephone No.

2.16.06  
Date

Staff Use Only

Complete Application: Yes  No  Staff Initials: BIB Date: 2/21/2006  
Complete Re-Submittal: Yes  No  Staff Initials: \_\_\_\_\_ Date: \_\_\_\_\_

v)

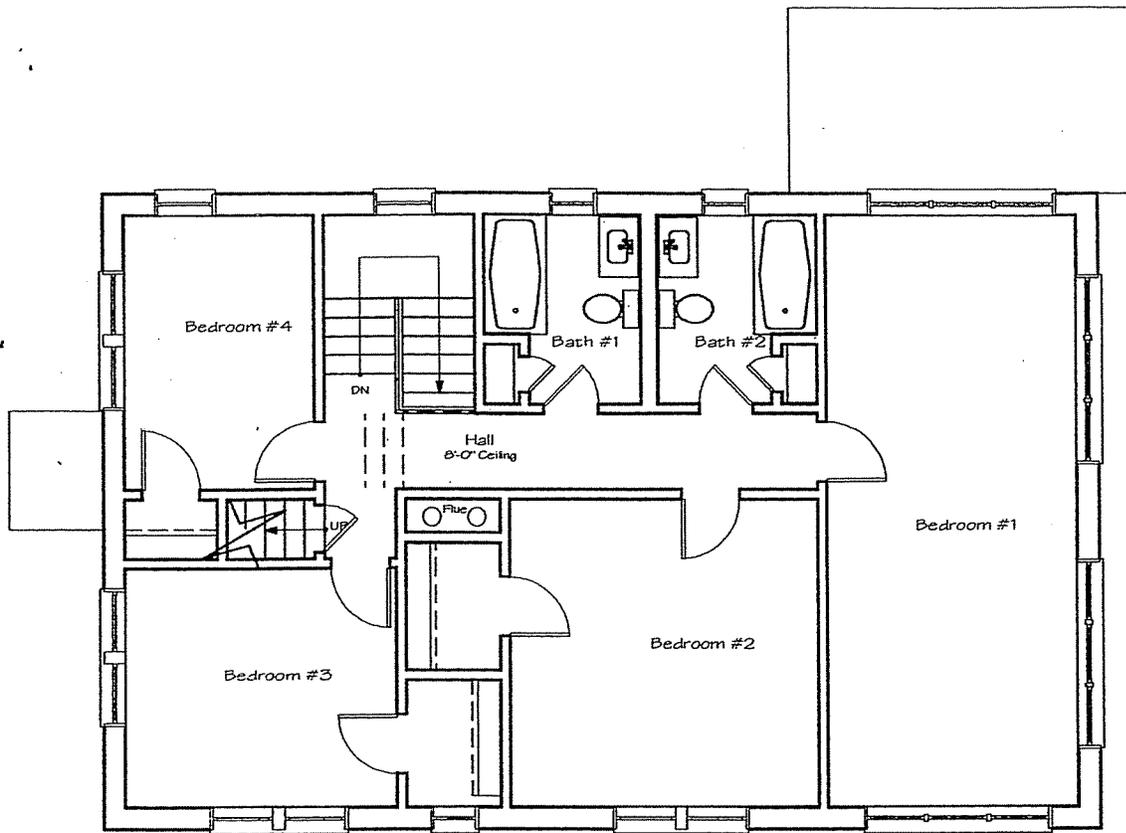
Two-story, 1928 Arts & Crafts home with original stucco exterior and decorative entrance. Exterior of house is almost identical to when it was built. The interior retains its original arched bookcase, built-in china cabinets, red oak floors and bathroom subway tile. One of a line of historic homes on Sunrise Avenue; with one exception, all the homes facing the lake are pre-1940 vintage. The home's modest size is a link to Lake Bluff's past as a summer resort of small cottages.

VIII)

We believe this house deserves historic designation by virtue of its 1928 vintage, the wealth of preserved architectural details inside and out, and its key position on Sunrise Avenue. Sunrise Avenue is one of Lake Bluff's most significant streets, and a street with precious few teardowns over the years. We'd hate to see this charming old home destroyed like so many other of Lake Bluff's treasures.

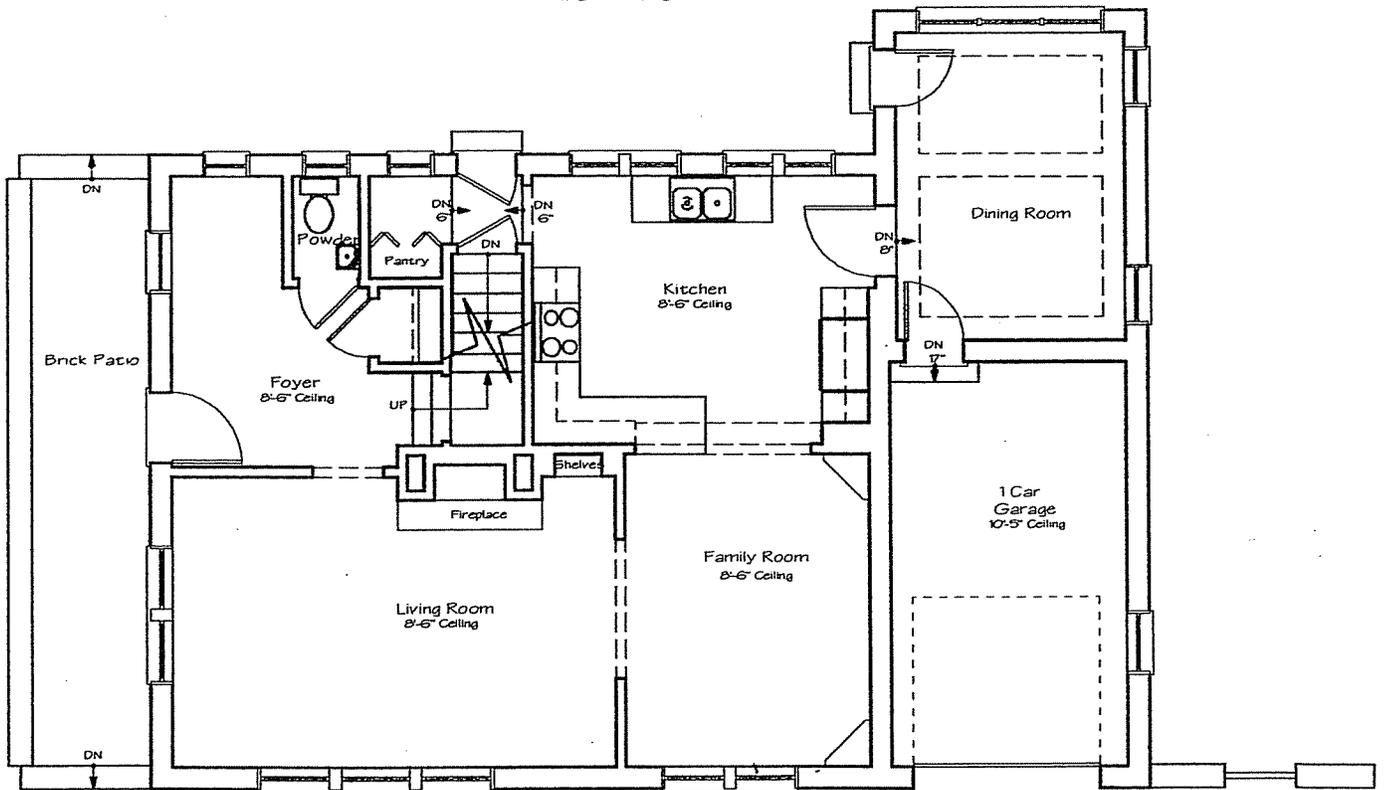
We have a vested personal interest in acquiring historic designation for our home. But we have a greater interest in preserving the character of Lake Bluff as well. In fact, 512 Sunrise Avenue resident Lisa Doyle was the catalyst of the Preserve Lake Bluff movement signified by green signs all over town, and the enactment of tougher teardown ordinances.

So while we desire landmark designation for our home, we also applaud landmark designation for deserving structures throughout the village. We hope our home is one of the first to merit this designation.



## Second Floor Plan

1/8" = 1'-0"



## First Floor Plan

1/8" = 1'-0"



West Elevation

1/8" = 1'-0"



East Elevation

1/8" = 1'-0"

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North Elevation

1/8" = 1'-0"

T/ Roof  
EL=129'-3"

T/ Second Floor Plate  
EL=119'-1 1/2"

T/ First Floor Plate  
EL=108'-6"

T/ Grade  
EL=100'-0"



South Elevation

1/8" = 1'-0"

14

## 9-14-1: PURPOSE AND GOALS:

ATTACHMENTS C & D

A. Purpose: The purpose of this chapter is to promote historic and architectural preservation in the village. The village seeks to protect, enhance, and perpetuate those historical structures, buildings, sites, and landscapes valued by the village and its residents that are significant to the village history, culture, and architecture.

B. Goals: This chapter is created in order to achieve the following goals:

1. To foster civic pride in the beauty and accomplishments of the past as represented in the village landmarks;
2. To preserve, promote, maintain, and enhance the village historic resources and character as a community comprised principally of well maintained single-family residential neighborhoods and small, thriving business areas oriented to serve the day to day needs of local residents;
3. To protect and enhance the village attractiveness to residents, businesses, visitors, and prospective home buyers and businesses;
4. To maintain and improve property values in the village;
5. To protect, preserve, and enhance the village aesthetic appearance and character;
6. To encourage the designation of landmark status upon structures, buildings, sites, and landscapes at the local, state, and national levels; and
7. To educate the general public on the significance of historic preservation. (Ord. 2008-20, 7-14-2008)

## 9-14-6: ADVISORY REVIEW:

A. Review Required; Exemptions:

1. Unless expressly exempted herein, no permits for the alteration, demolition, or any other physical modifications of a landmark may be issued by the village without the commission conducting an advisory review in accordance with the procedures and criteria specified in this section.
2. An advisory review shall not be required in connection with:
  - a. A certified landmark for which a certificate of appropriateness is required pursuant to section [9-14-8](#) of this chapter;

- b. Permit applications not involving any alteration to or demolition of the exterior architectural appearance of a landmark; or
- c. Permits necessary to comply with a lawful order of the village, including, without limitation, any permit necessary to correct what is determined by the building commissioner to be an immediate health or safety problem; provided, that such order expressly exempts the alteration or demolition from the advisory review procedure; and provided further, that such order may be made subject to appropriate conditions to advance the purpose and goals of this chapter.

## B. Procedure:

1. **Initiation:** Within five (5) days after the filing of any permit application for the alteration, demolition, or any other physical modifications of a landmark (the "proposed work"), the building commissioner shall advise the applicant of the required advisory review and shall forward a copy of such application, together with plans pertaining thereto, to the commission.
2. **Advisory Review Conference:** Upon receipt of an application from the building commissioner, the commission shall consider the extent to which the proposed work may be consistent or inconsistent with the purpose and goals of this chapter and the criteria described in subsection C of this section. If the commission determines that the proposed work is inconsistent with the purpose and goals of this chapter, the commission shall request a conference with the permit applicant. The commission shall transmit its concerns and recommendations to the permit applicant at the time such request is made, and the commission and the permit applicant shall use such conference to reach a mutually satisfactory resolution of the commission's concerns. If the commission determines, either with or without a conference, that the proposed work will not be inconsistent with the purpose and goals of this chapter, the commission shall inform the building commissioner of such determination, and the application shall be evaluated strictly on its merits under all other village building codes and regulations.
3. **Time For Review:** Except as provided in subsection B4 of this section, no sooner than one hundred twenty (120) days after filing an application for a demolition permit for a landmark, and no sooner than thirty five (35) days after filing an application for a permit to undertake any other alteration, or other physical modifications to a landmark, a permit applicant may notify the commission and building commissioner in writing that it no longer intends to participate in the advisory review process; provided, that the permit applicant has attended an advisory review conference with the commission during that one hundred twenty (120) day period. Upon receipt of such notice, and notwithstanding any determination of the commission, the building commissioner shall evaluate the application strictly on its merits under all other village building codes and regulations.
4. **Extension Of Time For Advisory Review:**
  - a. If a permit applicant is unable to attend or fails to attend an advisory review conference, the advisory review period will be extended for such time as is necessary for the permit applicant to schedule and attend an advisory review conference with the commission or its designated representatives.

- b. In addition to any other extension, upon request of the commission and written notice to the permit applicant, the village board may consider and grant an extension, not exceeding an additional thirty (30) days, of the time for an advisory review of an application for alteration, demolition, or any other physical modifications of a landmark, if the board determines that the commission's efforts to preserve a landmark will promote the public welfare without causing undue hardship on the permit applicant.
5. Other Laws And Regulations: Except to the extent specifically and clearly in conflict with the provisions of this chapter, the advisory review process shall not negate, modify, or supersede any other village building codes and regulations or other applicable law.
  6. Posting Of Signage: Within five (5) days of the commission's request for an advisory review conference regarding the proposed work for a landmark, the building commissioner shall cause signage to be posted at the landmark or historic structure including the following information: a) that the village has received a permit application for the proposed work; b) that the commission is conducting an advisory review conference regarding the proposed work; and c) the date, time and location of the meeting(s) of the commission during the advisory review period.
- C. Criteria: In conducting an advisory review, the commission shall consider and urge the applicant to incorporate into the proposed work the following criteria:
1. General Standards:
    - a. Reasonable efforts should be made to use property for its originally intended purpose or to provide a compatible use that requires minimal alteration of a structure, building, site, or landscape and its environment.
    - b. The distinguishing original qualities or character of a structure, building, site, or landscape and its environment should not be destroyed. No alteration or demolition of any historic material or distinctive architectural feature should be permitted except when necessary to assure an economically viable use of a site.
    - c. All structures, buildings, sites, and landscapes should be recognized as products of their own time. Alterations that have no historic basis and that seek to create an earlier appearance than the true age of the property are discouraged.
    - d. Changes that may have taken place over time evidence the history and development of a structure, building, site, or landscape and its environment. These changes may have acquired significance in their own right, and this significance should be recognized and respected when dealing with a specific architectural period.
    - e. Distinctive stylistic features or examples of skilled craftsmanship that characterize a structure, building, site, or landscape should be maintained and preserved if possible.
    - f. Deteriorated architectural features should be repaired rather than replaced, if possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical, or pictorial evidence rather

than conjectural designs or the availability of different architectural elements from other buildings or structures.

- g. Surface and other forms of cleaning of structures, buildings, sites, and landscapes should be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the structures, buildings, sites, or landscapes should be avoided.
- h. New structures and buildings, and alterations to sites and landscapes, should not be discouraged when such structures or alterations do not destroy significant historical, architectural, or cultural features and are compatible with the size, scale, color, material, and character of the site, neighborhood, or environment.
- i. If possible, new structures and buildings, and alterations to the existing conditions of sites and landscapes, should be undertaken in such a manner that, if such new structures or alterations were to be removed in the future, the essential form and integrity of the original structure, building, site, or landscape would be unimpaired.
- j. Alterations that do not affect any essential architectural or historic features of a structure, building, site, or landscape, as viewed from the public way, ordinarily should be permitted.
- k. Any permitted alteration or demolition should promote the purposes of this chapter and the general welfare of the village and its residents.
- l. Demolition should not be undertaken if a structure, building, site, or landscape is economically viable in its present condition or could be economically viable after completion of appropriate alterations, even if demolition would permit a more profitable use of such site.

## 2. Design Guidelines:

- a. The height of a landmark after alteration should be compatible with the height of the original landmark.
- b. The relationship between a landmark and adjacent open spaces after its alteration should be compatible with such relationship prior to such alteration.
- c. The relationship among the height, width, and scale of a landmark after alteration should be compatible with such relationship prior to such alteration.
- d. The directional expression of a landmark after alteration, whether its vertical or horizontal positioning, should be compatible with the directional expression of the original landmark.
- e. The roof shape of a landmark after alteration should be compatible with the roof shape of the original landmark.
- f. The architectural details, general design, materials, textures, and colors of a landmark after alteration should be compatible with the architectural details, general design, materials, textures, and colors of the original landmark.

- g. The appurtenances, including, without limitation, signs, fences, landscaping, accessory structures, and pavings, of a landmark after alteration should be compatible with the appurtenances of the original landmark.
- h. In addition to the foregoing guidelines, the commission may consider the secretary of the interior's standards for rehabilitation guidelines for rehabilitating historic buildings (revised 1983), and any amendments thereto, in conducting an advisory review. (Ord. 2008-20, 7-14-2008)

## VILLAGE OF LAKE BLUFF

### **Memorandum**

**To:** Chair Nelson and Members of the Historic Preservation Commission  
**From:** Brandon J. Stanick, Assistant to the Village Administrator  
**Subject:** **Agenda Item #5 - Advisory Review Conference for the Proposed Demolition of the Landmark Designated Structure Located at 925 N. Sheridan Rd.**  
**Date:** May 15, 2015

<b>OWNER:</b>	Estate of Edward M. Blair
<b>LOCATION:</b>	925 N. Sheridan Road
<b>DATE RECEIVED:</b>	April 20, 2015
<b>REQUIRED ACTION:</b>	Advisory Review Conference with Property Owner Concerning Proposed Demolition of 925 N. Sheridan Road
<b>APPLICABLE REGULATIONS:</b>	Ordinance #2015-04 (Landmark Ordinance) Section 9-14-1 of the Municipal Code (Purpose and Goals) Section 9-14-6 of the Municipal Code (Advisory Review)

### **Summary:**

On April 20, 2015 the Village of Lake Bluff received a building permit application for the complete demolition of the landmark designated house located at 925 N. Sheridan Road. As this is a landmark designated structure (pursuant to Ordinance #2015-04), the owner is required to participate in the Advisory Review Process. The purpose of this Process is to ascertain the extent to which the proposed work is consistent or inconsistent with the purpose and goals of the Historic Preservation Chapter of the Municipal Code (Section 9-14-1) and conduct an Advisory Review Conference with the owner. In conducting an Advisory Review Conference, the HPC shall consider and urge the owner to incorporate into the proposed work the criteria outlined in Section 9-14-6C of the Municipal Code.



### **Recommended HPC Action:**

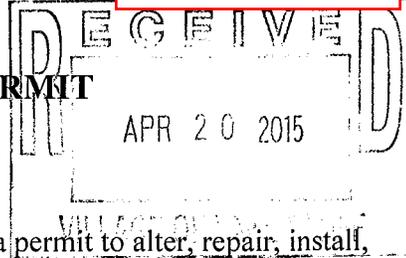
It is recommended the HPC conduct an Advisory Review Conference with the owner's representative legal counsel, Bob O'Neil and Michael Allen, using the criteria in Section 9-14-6C of the Municipal Code, and seek a mutually satisfactory resolution of the Commission's concerns.

**Attached Documents:**

- A. Building Permit Application for Demolition and Aerial Map;
- B. Landmark Ordinance #2015-04 (a complete copy of the application will be made available online at: <http://www.lakebluff.org/government/meeting-packets-and-videos>);
- C. Municipal Code Section 9-14-1 (Purpose & Goals); and
- D. Municipal Code Section 9-14-6 (Advisory Review).

If you should have any questions regarding the information provided in this memorandum, please feel free to contact me at 847-283-6889.

VILLAGE OF LAKE BLUFF  
APPLICATION FOR BUILDING PERMIT



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: 925 N. Sheridan Road

Owned by : Estate of Edward M. Blair Phone (312) 606-2681 Date: 04 / 17 / 2015

DESCRIPTION OF WORK: Demolish and raze entire existing house, brick garage, frame garage, and all stoops, steps, walks and patios.

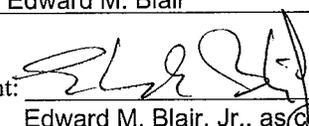
The items are more fully set forth in the plans submitted with this application. The total cost as estimated, of the work contemplated, includes all the branches of labor, all materials, all appurtenances and all other necessary expenses to completely erect, alter, construct or enlarge the structure.

CONTRACTOR	NAME OF CONTRACTOR	PHONE
General:		
Excavation:		
Concrete:		
Masonry:		
Plumbing:		
Carpentry:		
Electrical:		
HVAC		
Structural Iron:		
Plaster/Drywall		
Roofing:		
Fencing:		
Other:	Demolition: Lake County Grading Company	847-362-2590
Architects Name /Address /Phone: n/a		

Total Value Of Construction \$ 100,000.00

Contractor License Fee	\$
Electrical Permit Fee	\$
HVAC Permit Fee	\$
Plumbing Permit Fee	\$
Roofing Permit Fee	\$
Fence Permit Fee	\$
Demolition Fee	\$7,850.00
???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	\$
<b>TOTAL PERMIT FEE</b>	<b>\$</b>

Printed Name of Applicant: Estate of Edward M. Blair

Signature of Applicant:   
Edward M. Blair, Jr., as co-Executor

Name & Daytime Phone of Person to be contacted: Michael H. Allen  
Regarding Project: (312) 606-2681

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.

# Lake County, Illinois




**Lake County**  
 Geographic Information System  
 Lake County  
 Department of Information Technology  
 18 N County St  
 Waukegan IL 60085  
 (847) 377-2373  
 Map Printed on 5/16/2015

— 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.

**This Document Was Prepared By  
And After Recording Return To:**

Peter M. Friedman  
Holland & Knight LLP  
131 South Dearborn  
30<sup>th</sup> Floor  
Chicago, IL 60603

**ATTACHMENT B**

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*For Recorder's Use Only*

**AN ORDINANCE DESIGNATING THE SITE  
OF 925 NORTH SHERIDAN ROAD AS A HISTORIC LANDMARK**

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**ORDINANCE NO. 2015-4**

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**AN ORDINANCE DESIGNATING THE STRUCTURE  
AT 925 N. SHERIDAN ROAD AS A HISTORIC LANDMARK**

Passed by the Board of Trustees April 13, 2015

Printed and Published April 14, 2015

Printed and Published in Pamphlet Form  
by Authority of the  
President and Board of Trustees

VILLAGE OF LAKE BLUFF  
LAKE COUNTY, ILLINOIS

I hereby certify that this document  
was properly published on the date  
stated above.

Barbara Ankeny  
Village Clerk

**ORDINANCE NO. 2015-4**

**AN ORDINANCE DESIGNATING THE STRUCTURE  
AT 925 N. SHERIDAN ROAD AS A HISTORIC LANDMARK**

**WHEREAS**, the Village of Lake Bluff is a community with a rich historical, cultural, and architectural character that is unique among Northern Illinois communities; and,

**WHEREAS**, the preservation of historically, culturally, and architecturally significant residential buildings and structures in the Village is necessary to maintain the essential character of the Village and to protect the value of properties in the Village; and,

**WHEREAS**, the Village desires to recognize and protect structures that contribute to the historical, cultural, or architectural heritage of the Village; and,

**WHEREAS**, the Village also desires to assist owners of historically, culturally, or architecturally significant structures, buildings, sites, and landscapes in maintaining and enhancing their properties in a manner consistent with the character of the Village; and,

**WHEREAS**, pursuant to Section 9-14-4B of the Lake Bluff Municipal Code ("**Municipal Code**"), the Lake Bluff Historic Preservation Commission, ("**Applicant**") submitted a complete landmark designation application ("**Application**"), attached as Exhibit A, for the existing single-family residence located at 925 North Sheridan Road in the Village (the "**Nominated Building**"), as legally described in Exhibit B ("**Property**"); and,

**WHEREAS**, pursuant to Section 9-14-4C of the Municipal Code, on January 22, 2015, notice of a public hearing to consider the Application was given by first class mail to the Applicant and to Mr. Edward McCormick Blair, Jr., as representative of the owner of the Property ("**Owner**"), advising the recipients that the Village's Historic Preservation Commission ("**Commission**") would hold a public hearing to consider the Application on February 11, 2015; and,

**WHEREAS**, pursuant to Section 9-14-4C of the Municipal Code, the Village caused notice of the February 11, 2015, public hearing was duly published on or before January 27, 2015, in the *News-Sun*; and,

**WHEREAS**, pursuant to Section 9-14-4C of the Municipal Code, the Commission commenced a public hearing on the Application on February 11, 2015, which hearing continued and was completed on March 11, 2015, at which public hearing representatives of the Applicant, Owner, Village residents and others appeared and testified regarding the Application and the prospective designation of the Nominated Building as a Village landmark; and,

**WHEREAS**, pursuant to Section 9-14-4D of the Municipal Code, on March 11, 2015, after reviewing all information presented to it at the public hearing, the Commission adopted a recommendation finding that the Nominated Building meets the Landmark designation criteria set forth in Subsection 9-14-4A of the Municipal Code and recommending that the Village Board designate the Nominated Building as an official Village landmark pursuant to Subsection 9-14-4E of the Municipal Code; and,

**WHEREAS**, after reviewing the recommendation of the Commission, including the evidence presented at the public hearing, the Village Board has determined that the Property

meets the landmark designation criteria contained in Subsection 9-14-4A of the Municipal Code for the following reasons:

1. The Nominated Building 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.
2. The Nominated Building is closely identified with a person or persons who significantly contributed to the development of the Village, the State of Illinois, or the United States.
3. The Nominated Building 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.
4. The Nominated 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.
5. The Nominated Building 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.
6. The Nominated Building embodies elements of design, detail, material, or craftsmanship of exceptional quality.
7. The Nominated Building exemplifies a particular architectural style in terms of detail, material, and workmanship which has resulted in little or no alteration to its original construction.
8. The Nominated Building is one of the few remaining examples of a particular architectural style and has undergone little or no alteration since its original construction.
9. The Nominated Building 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.
10. The Nominated Building 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.

**NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LAKE BLUFF, LAKE COUNTY, ILLINOIS, AS FOLLOWS:**

**Section 1. Recitals.**

The foregoing recitals are incorporated herein as the findings of the President and Board of Trustees.

**Section 2. Landmark Designation.**

The Nominated Building located at 925 North Sheridan Road, Lake Bluff,

Illinois, is hereby designated as a Village landmark pursuant to Section 9-14-4E of the Municipal Code.

**Section 3. Notice of Landmark Designation.**

Notice will be sent to the Building Commissioner and to the owners of record of the Property advising them of the landmark designation approved by this Ordinance and informing them that the Nominated Building will be subject to the advisory review requirements of Section 9-14-6 and all other applicable provisions of Chapter 14 of Title 9 of the Municipal Code.

**Section 4. Recordation.**

This Ordinance will be recorded against the Property in the office of the Lake County Recorder of Deeds.

**Section 5. Effective Date.**

This Ordinance will be effective following passage by the Board of Trustees of the Village of Lake Bluff in the manner required by law and publication in pamphlet form in the manner required by law.

**PASSED** this 13<sup>th</sup> day of April, 2015, by vote of the Board of Trustees of the Village of Lake Bluff, as follows:

**AYES:** (6) Christensen, Dewart, Grenier, Josephitis, Meyer and Renner

**NAYS:** (0)

**ABSENT:** (0)

**APPROVED** this 13<sup>th</sup> day of April, 2015.

ATTEST:

  
\_\_\_\_\_  
Village President

  
\_\_\_\_\_  
Village Clerk

**FIRST READING:** March 23, 2015

**SECOND READING:** April 13, 2015

**PASSED:** April 13, 2015

**APPROVED:** April 13, 2015

**PUBLISHED IN PAMPHLET FORM:** April 14, 2015

**EXHIBIT A**  
**Application**

## VILLAGE OF LAKE BLUFF

### Memorandum

**To:** Chair Nelson and Members of the Historic Preservation Commission  
**From:** Brandon Stanick, Assistant to the Village Administrator  
**Subject:** **Agenda Item #5 - Continuation of a Public Hearing to Consider a Historic Landmark Nomination Application for the Property Located at 925 N. Sheridan Road**  
**Date:** March 6, 2015

<b>OWNER/APPLICANT:</b>	Blair Family/Historic Preservation Commission
<b>LOCATION:</b>	925 N. Sheridan Road
<b>DATE RECEIVED:</b>	January 21, 2015
<b>REQUESTED ACTION:</b>	Conduct Public Hearing and Consider Recommendation on Landmark Designation.
<b>APPLICABLE REGULATIONS:</b>	Section 9-14-4 of the Village Code Concerning Landmark Designation.

### **Background and Summary**

On December 12, 2014 the Village received a complete building permit application for demolition of the single-family structure located at 925 N. Sheridan Road (Property) from the Estate of Edward M. Blair. At its meeting on January 14, 2015 the Historic Preservation Commission (HPC) considered the demolition application permit as the house is at least 50 years old. Following a discussion of the matter, the HPC unanimously voted in favor of serving as the applicant for the landmark nomination pursuant to Section 9-14-4B of the Municipal Code. On January 21, 2015 the HPC submitted a complete nomination application for the Property. As the applicant is not the owner of the property a letter was mailed to Mr. Edward McCormick Blair, Jr., as well as forwarded to the owner's legal counsel (Mr. Robert O'Neill and Mr. Michael Allen), on January 22, 2015.

Pursuant to the 2008 architectural survey, the structure has a local significance rating of "Significant". According to the application, the house was constructed in 1953 and is an example of the Modernist style of architecture by Keck and Keck Architects. In addition, the application notes the original owner, Edward McCormick Blair, had donated a significant monetary sum to the Lake Bluff Park District for the construction of what is aptly named the Blair Park Recreation Center located at 355 W. Washington Avenue.

At its meeting on February 11, 2015 the HPC commenced with the public hearing on the proposed landmark nomination, and following comments from the property owner and the public, continued the hearing to March 11, 2015.

### **Recommended HPC Action**

It is recommended the HPC continue with conducting the Public Hearing to consider the historic landmark designation application, solicit comments from the Property Owner, as well as the Public, review the nomination application according to the Landmark Designation Criteria listed below, and take the following action:

- Formulate a recommendation to the Village Board that the Property does or does not meet the historic landmark designation criteria listed below.

### **Attachments**

The following documents were provided to the HPC in the February 11, 2015 meeting packet:

- A. Landmark Nomination Application for 925 N. Sheridan Road;
- B. Letter Dated January 22, 2015 Advising the Property Owner of the Submission of the Landmark Nomination Application by the HPC; and
- C. Letter Received on February 6, 2015 from Ms. Joan Gand.

Please contact me in the event you would like a copies of any attachment listed above.

Pursuant to the Section 9-14-4 of the Village Code, the Historic Preservation Commission shall consider the following criteria (the criteria identified by the Applicant are *italicized*) to determine whether to recommend a property for landmark designation:

**General Considerations:**

1. *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.*
2. *The structure, building, site, or landscape is closely identified with a person or persons who significantly contributed to the development of the Village, the State of Illinois, or the United States.*
3. 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.
4. The unique location or singular physical characteristics of a structure, building, site, or landscape make it an established or familiar visual feature.
5. The activities associated with a structure, building, site, or landscape make it a current or former focal point of reference in the Village.
6. The structure or 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.
7. The structure, building, site, or landscape is in an area that has yielded or is likely to yield historically significant information, or even prehistoric data.

**Architectural Significance:**

1. 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.
2. The structure, building, site, or landscape embodies elements of design, detail, material, or craftsmanship of exceptional quality.
3. *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.*
4. The structure, building, site, or landscape is one of the few remaining examples of a particular architectural style and has undergone little or no alteration since its original construction.
5. The structure, building, site, or landscape is, or is part of, a contiguous grouping that has a sense of cohesiveness expressed through a similarity of style characteristics, time period, type of property, method of construction, or use of indigenous materials and accents the architectural significance of an area.
6. *The detail, material, and workmanship of the structure, building, site, or landscape can be valued in and of themselves as reflective of or similar to those of the majority of the other visual elements in the area.*
7. The landscape is significant in its own right as landscape architecture and not merely as a complementary setting for a structure or a group of structures.

**Historic Significance:**

1. 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.

2. *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.*
3. The structure, building, site, or landscape is associated with an organization or group, whether formal or informal, from which persons have significantly contributed to or participated in the historic or cultural events of the United States, the State of Illinois, or the Village.
4. The structure, building, site, or landscape is associated with a notable historic event.
5. The structure, building, site, or landscape is associated with an antiquated use due to technological or social advances.
6. The structure, building, site, or landscape is a monument to, or a cemetery of, an historic person or persons.

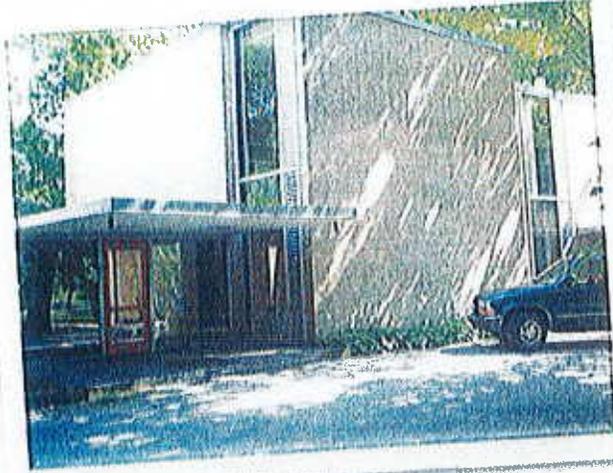
If you should have any questions regarding this landmark nomination application, please feel free to contact me at 847-283-6889.



**APPLICATION  
FOR  
LAKE BLUFF  
LANDMARK  
DESIGNATION**

**Edward  
McCormick Blair  
House**

**925 Sheridan  
Road**



JAN 21 2015

# Lake County Tax Parcel Map



Lake County  
Geographic Information System

Lake County Department of  
Information Technology  
18 N County St  
Waukegan IL 60085

Map Printed on 12/6/2011



-  Major Roads
-  Railroads
-  Major Water
-  Parcels
-  2010 Aerial Photography

**Disclaimer:**

This map is for general information purposes only. 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.

 [Print This Page](#)



**PAYMENT COUPON**

**Tax Year 2010**  
PIN: 12-16-400-014



ROBERT SKIDMORE  
LAKE COUNTY COLLECTOR  
Pin 12-16-400-014  
EDWARD M BLAIR  
PO BOX 186  
LAKE BLUFF, IL 60044-0186

**BALANCE DUE: \$0.00**

PAYABLE TO THE LAKE COUNTY COLLECTOR  
12164000140000000000000201020

Certified funds required after 11/04/2011

Please Remit Payment To:

Lake County Collector  
18 N. County Street  
Waukegan, IL 60085

Property Location:	Tax Year	Pin Number	Tax Code	Acres
925 N SHERIDAN RD LAKE BLUFF	2010	12-16-400-014	10011	27.52
<b>Legal Description:</b> STS; PT LT6&7 FALLING IN N664.5'OF S1329' OF SEC16 LYG EOF CL OF PRIV RD DESC INDOC 856041(EX PT LT6 DAFS,BEG X NLN S1329' SEC16 & CL 40'PRIV RD,ELY 1175'TO PNT1322'N OF SLN SEC16,ELY 75.35'MOL TO PNT				

Taxing Body	Rate	Land Value	
COUNTY OF LAKE	0.398	\$1,351,102	
COUNTY OF LAKE PENSION	0.107	+ Building Value	\$459,638
VIL OF LAKE BLUFF	0.322	x State Multiplier	1.0199
VIL OF LAKE BLUFF LIBRARY	0.134	= Equalized Value	\$1,846,774
VIL OF LAKE BLUFF PENSION	0.168	+ Farm Land and Bldg Value	
ROAD AND BRIDGE-SHIELDS	0.023	+ State Assessed Pollution Ctrl.	
LAKE BLUFF PARK DIST	0.312	+ State Assessed Railroads	
LAKE BLUFF PARK DIST PENSION	0.051	= Total Assessed Value	\$1,846,774
LAKE BLUFF MOSQUITO ABATEMENT	0.011	- Fully Exempt	
LAKE BLUFF SCHOOL DISTRICT #65	2.264	- Senior Freeze	
LAKE BLUFF SCHOOL DISTRICT #65 PENSION	0.044	- Home Improvement	
COLLEGE OF LAKE COUNTY #532	0.218	- Limited Homestead	\$6,000
LAKE FOREST HIGH SCHOOL DISTRICT #115	1.059	- Senior Homestead	
LAKE FOREST HIGH SCHOOL DISTRICT #115 PENSION	0.042	- Veterans/Disabled	
NORTH SHORE SAN DIST	0.136	- Returning Veteran	
FOREST PRESERVE	0.190	= Taxable Valuation	\$1,840,774
FOREST PRESERVE PENSION	0.008	x Tax Rate	5.571
CEN LK COUNTY JOINT ACTION WATER AGENCY	0.045	= Real Estate Tax	\$102,549.52
TOWNSHIP OF SHIELDS	0.037	+ Special Assessment	
TOWNSHIP OF SHIELDS PENSION	0.002	+ Drainage	
<b>Totals</b>	<b>5.571</b>	<b>= Total Current Year Tax</b>	<b>\$102,549.52</b>
		+ Omitted Tax	
		+ Forfeited Tax	
		<b>= Total Tax Billed</b>	<b>\$102,549.52</b>
		+ Interest Due as of	2/15/2012
		+ Cost	
		= AMOUNT BILLED	\$102,549.52
		Fair Market Value	\$5,540,322
		Total Due	2/15/2012 \$0.00

## **Edward McCormick Blair**

**The Blair family has made many contributions to the Lake Bluff community ... all of which have provided Lake Bluff residents with enhancements they would not otherwise have enjoyed.**

**Edward McCormick Blair's family donated \$300,000 to the Lake Bluff Park district in 1968 to provide the pool and community center. They were publically recognized at the dedication of the new facilities in June 1973, and the park was christened "Blair Park" in honor of his generosity.**

**Edward McCormick Blair continued to support Lake Bluff in many ways. He was a man of vision in determining what the Village needed to make it a better spot to live.**

**All Lake Bluff residents are better off through his kindness in donations of land and dollars.**

**This visionary characteristic is clearly present in his choice of designing his home. He chose a well-known architecture firm, one known for modern design, and use of environmental technology. Edward Blair was 'green' decades before the rest of the world caught up.**

**It seems an appropriate honor to have Lake Bluff landmark the home he cared for ... A home that is nationally and internationally known to be an outstanding example of modernism architecture.**



**Part IV:**

Legal Description of Property: (May be attached as Exhibit)

STS; PT LT6&7 FALLING IN N664.5'OF S1329' OF SEC16 LYG EOF CL OF PRIV RD DESC  
INDOC 856041(EX PT LT6 DAFS, BEG X NLN S1329' SEC16 & CL 40'PRIV RD, ELY 1175'TO  
PNT1322'N OF SLN SEC16, ELY 75.35'MOL TO PNT  
1250'E OF POB, W TO POB

**Part V**

(a): Written description of the structure, building, site, or landscape:

**925 Sheridan Road Description**

The Edward McCormick Blair House, built in 1953 and designed by the well-known architects George Fred and William Keck, is an unquestionably significant building within Lake Bluff. Situated on a 30+ acre wooded piece of property overlooking Lake Michigan, the curved plan fits into the site with the main rooms facing east.

Keck's use of curved or oval plans set a precedent for many of his later houses. The Edward McCormick Blair house in Lake Bluff was based on a segment of a circle. The house is finely detailed and includes built-ins, skylights, and Transite tubes. The Blair house consists of four zoned units; (1)garages; (2)servant's quarters, service, kitchen, and dining; (3)living room and master bedroom; and (4)the boys' living quarters.

The kitchen and utility areas are separated from the sleeping areas by a more formal and public living area. A two-story solarium with sliding glass doors and chimney at the south end of the building separate it from the living room. Guests enter the house from a circular driveway between the south wing and the four-car garage at the northern end.

Marianne Willisich, teacher at the New Bauhaus, Chicago, designed the interiors (all still in place). She was among the leading female interior decorators of her day.

Designed by the architectural firm of George Fred and William Keck who were one of the first to introduce Modernism to Chicago. The Keck's had designed the House of Tomorrow and the Crystal House for the 1933-34 Century of Progress. They were innovative and experimented using passive solar energy and have received national recognition for their work.

The house, listed as significant in the Architectural & Historical Survey of Estate Areas of Lake Bluff (2008), is considered one of the Keck's finest works. Architecture historians have recognized the Blair house as a significant example of modern architecture. It has been featured in numerous publications.

This residence is definitely worthy of being granted landmark status by the Village of Lake Bluff.

**Part V (b) :** Using the historic landmark designation criteria identified in the Historic Preservation Ordinance (Section 2-6-4 A) please identify the appropriate applicable criteria for the proposed landmark designation.

**Landmark Designation Criteria:**

**General Conditions**

- (Yes) 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.
- (Yes) The structure, building, site, or landscape is closely identified with a person or persons who significantly contributed to the development of the Village, the State of Illinois, or the United States.
- (Yes) 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 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.
- (Yes) The structure or 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 is in an area that has yielded or is likely to yield historically significant information, or even prehistoric data.

**Landmark Designation Criteria:**

**Architectural Significance**

- (Yes) 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.
- (Yes) The structure, building, site, or landscape embodies elements of design, detail, material, or craftsmanship of exceptional quality.
- (Yes) 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.
- (Yes) The structure, building, site, or landscape is one of few remaining examples of a particular architectural style and has undergone little or no alteration since its original construction.
- ( ) The structure, building, site, or landscape is, or is part of, a contiguous grouping that has a sense of cohesiveness expressed through a similarity of style characteristics, time period, type of property, method of construction, or use of indigenous materials and accents the architectural significance of an area.
- ( ) The detail, material, and workmanship of the structure, building, site, or landscape can be valued in and of themselves as reflective of or similar to those of the majority of other visual elements in the area.

### Landmark Designation Criteria:

#### Historic Significance

- (Yes) 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.
- (Yes) 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 U.S., the State of Illinois, or the Village.
- () The structure, building, site, or landscape is associated with an organization or group, whether formal or informal, from which persons have significantly contributed to or participated in the historic or cultural events of the United States, the State of Illinois, or the Village.
- () The structure, building, site, or landscape is associated with a notable historic event.
- () The structure, building, site, or landscape is associated with an antiquated use due to technological or social advances.
- () The structure, building, site, or landscape is a monument to, or a cemetery of, an historic person or persons.

#### Part V (c):

Identify the significant exterior architectural features of the proposed landmark designation that should be protected:



- Glass (lakefront) façade;
- U-shaped west façade with circular drive;
- Bone white brick; steel and glass curtain walls;
- 1.5- story south wing containing 2-story solarium and living areas;
- Tall louvered vents – a Keck signature;
- Flat roof;
- Steel cantilevered roof eaves and balconies;
- North 1-story wings containing 4-car garage;
- Wings connected by one-story flat roof glass walled foyer that contains the main entrance.

**Part VI** (attach as exhibit):  
Please provide written documentation establishing that the applicant is the current owner of record of the nominated property or that such owner of record has been notified or consents to the proposed landmark designation. In cases where the owner is the applicant, such documentation or evidence of record of ownership shall include a recent title policy in the name of the applicant or other evidence of record ownership acceptable to the Commission. Please check all documents included with the nomination application.

Owner Documentation Notification

- Title Insurance Policy
- Property Tax Statements
- Property Deed
- Other \_\_\_\_\_

Documentation Owner Received

- USPS Certified Mail Receipt
- Letter of Consent
- Letter of Notification
- Other \_\_\_\_\_

**Part VII** (attached as exhibits):  
Please provide overall site plan and photographs of the nominated property. The site plan submission should include front, both sides, and rear elevation drawings. Please check all items included with the nomination application.

- Front Elevation Drawing
- Rear Elevation Drawing
- Side Elevation Drawings

- Front Photograph
- Rear Photograph
- Side Photographs

**Part VIII** (attached as exhibit):  
Any other information the applicant believes may be relevant to the consideration of the application by the Village.

See Exhibits A - D attached

**Part IX:**

**Signature of Applicant:**

The applicant attests that they have reviewed the Village of Lake Bluff Historic Preservation Regulations and that the information submitted in this application is correct to the best of the applicant's knowledge and understanding.

*Jamie W. Nelson: Chair of Lake Bluff Historic Preservation Commission*  
Name \_\_\_\_\_  
Address 40 E. Center Ave Lake Bluff, IL  
847.234.7254  
Telephone Number Fax Number \_\_\_\_\_  
Date 1/19/12

Please return all landmark designation application materials in care of the Historic Preservation Commission to:

Lake Bluff Village Hall  
40 East Center Avenue  
Lake Bluff, IL 60044

Thank you!

Complete Application: Yes \_\_\_\_\_ No \_\_\_\_\_ Staff Initials: \_\_\_\_\_ Date: \_\_\_\_\_  
Complete Re-Submittal: Yes  No \_\_\_\_\_ Staff Initials: JW Date: 1/19/12

Village of Lake Bluff HPC Landmark Designation Nomination

Village of Lake Bluff

Application for Historic Preservation Landmark Designation

Edward Blair House 925 Sheridan Road

Exhibits

Part VI

Documentation

Part VII

Site Plans

Drawing & County Tax Parcel Map

Photographs

Three pages - views of exterior

Part VIII

Relevant Information

Edward Blair Obituaries

Article re: LB Park District

Articles regarding 925 Sheridan Road

Articles regarding Keck & Keck

Reprint from Lake Forest Preservation Foundation  
Newsletter Fall 2009

Documentation Part VI



**BRANDON J. STANICK**  
Assistant to the Village Administrator

August 18, 2011

Bell & Anderson, LLC.  
ATTN: Michael H. Allen  
200 West Adams Street, Suite 2600  
Chicago, IL 60606-5233

Dear Mr. Allen:

Thank you for attending the August 10, 2011 Historic Preservation Commission (HPC) meeting. The HPC was pleased that you were able to participate in the discussion regarding the possible designation of the Blair Property (925 North Sheridan Road) as a local landmark. As we discussed, I have enclosed a DVD of the meeting and hope you will share the HPC's sentiments with the Blair Family.

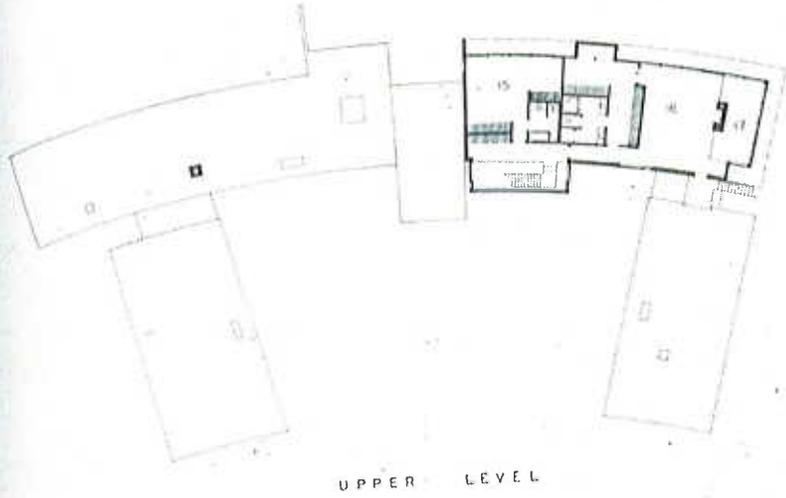
As you know, the HPC expressed a strong desire to tour the property at 925 N. Sheridan Road. Please let me know if Mr. Blair will agree to provide the HPC this opportunity. I look forward to hearing from you and I can be reached at 847-283-6889.

Sincerely,

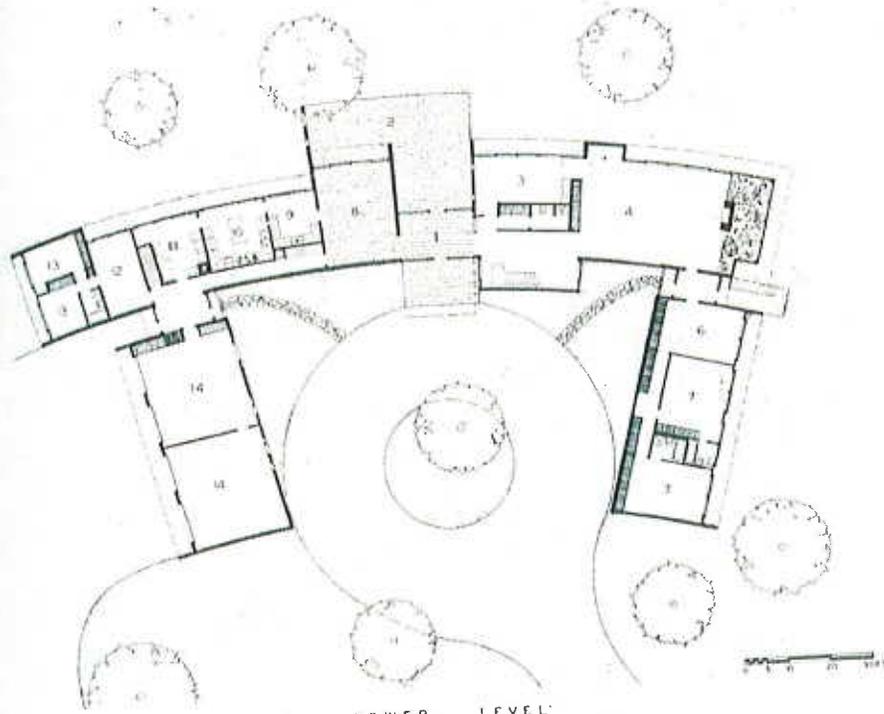
Brandon J. Stanick  
Assistant to the Village Administrator

Enclosure

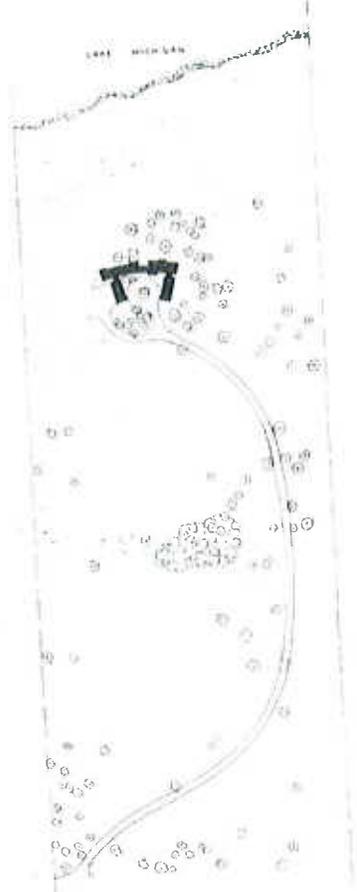
CC: Janet Nelson, HPC Chair  
Drew Irvin, Village Administrator



UPPER LEVEL



LOWER LEVEL

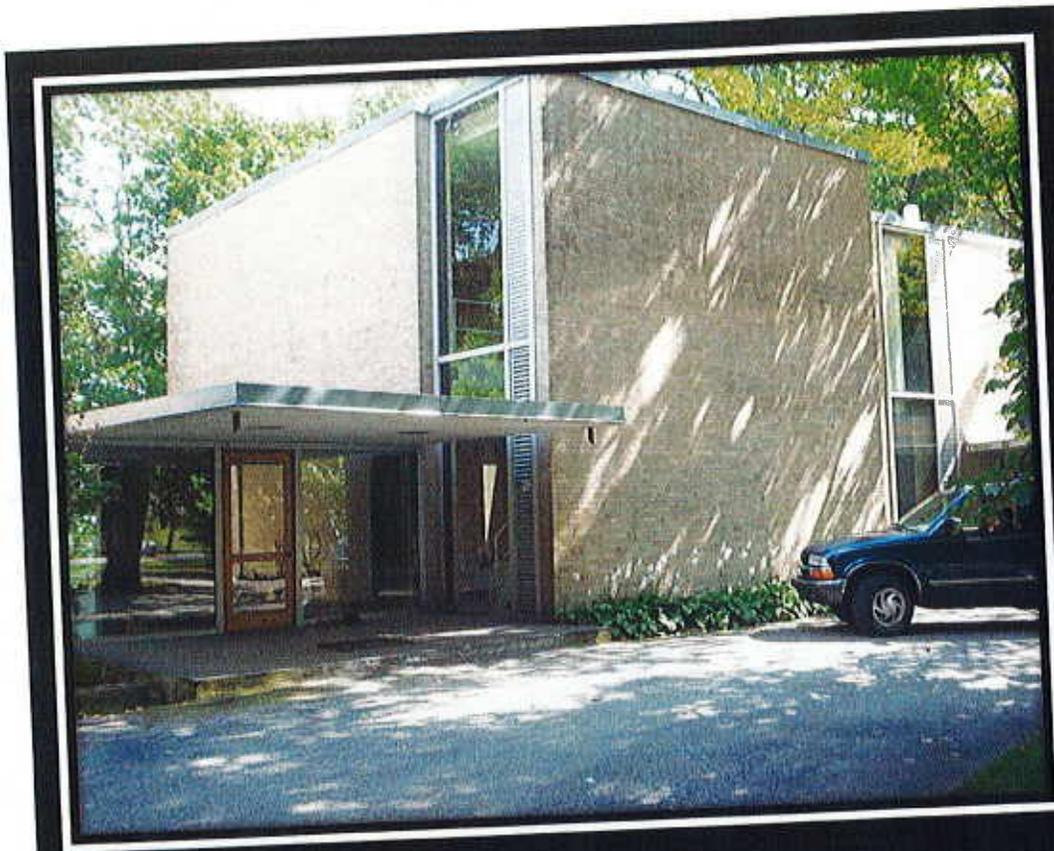


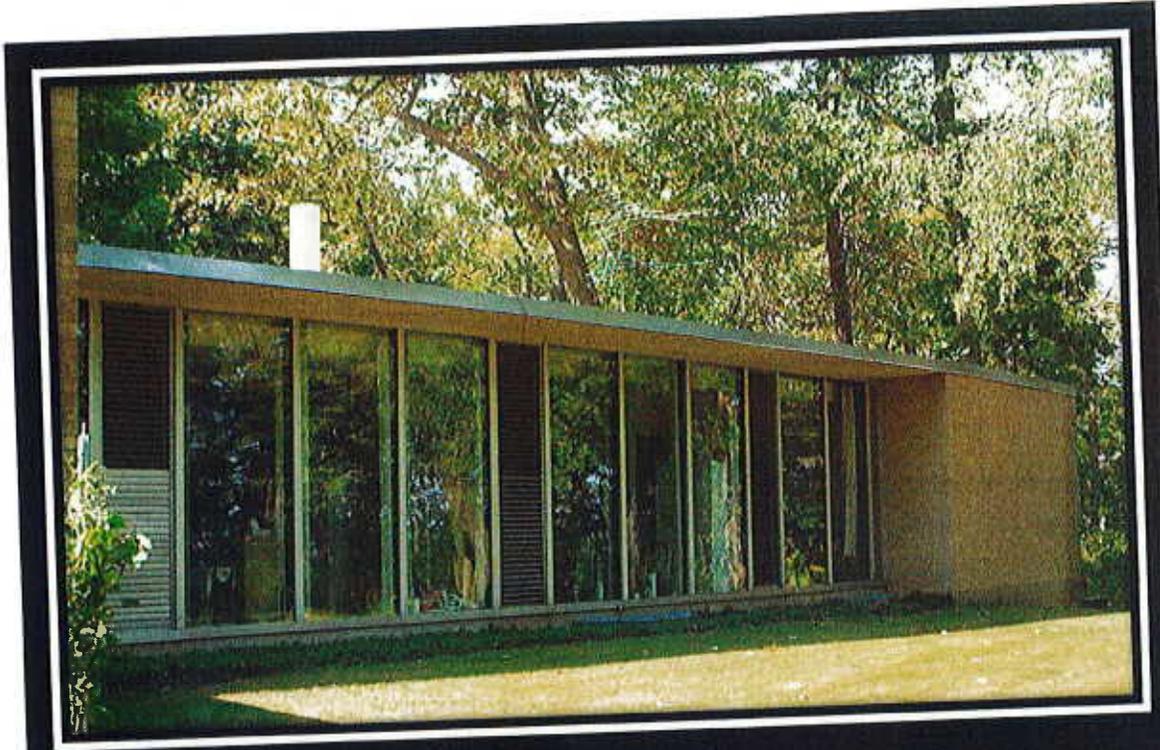
PLOT PLAN



- LEGEND
- 1 ENTRY
  - 2 TERRACE
  - 3 STUDY
  - 4 LIVING ROOM
  - 5 LOWER GARDEN AREA
  - 6 BOY'S LIVING ROOM
  - 7 BOY'S BEDROOM
  - 8 DINING ROOM
  - 9 BUTLER'S PANTRY
  - 10 KITCHEN
  - 11 UTILITY
  - 12 MAID'S LIVING ROOM
  - 13 MAID'S BEDROOM
  - 14 GARAGE
  - 15 GUEST BEDROOM
  - 16 MASTER BEDROOM
  - 17 UPPER GARDEN







Obituary from Chicago Tribune:

Dec. 23, 2010

Edward "Ed" McCormick Blair, former William Blair & Co. Managing Partner, died at his home in Lake Bluff on Dec. 22, 2010 at the age of 95. Blair was the son of William McCormick Blair, founder of William Blair & Co., a Chicago-based investment firm, and the great grandnephew of Cyrus McCormick, inventor of the McCormick reaper. Born in 1915, the lifelong Chicagoan received his bachelor's from Yale and his master's in business administration from Harvard. He was a lieutenant commander in the U.S. Naval Pacific fleet, where he adapted highly classified decoded Japanese intelligence for use by U.S. submarines. He joined William Blair & Co. in 1946 and became a partner in 1950. In 1961, he succeeded his father as managing partner, a position he held until 1977. Blair was on the boards of such companies as Herman Miller, Lake Central Airlines, Field Enterprises and Marshall Field & Co. He was chairman of the board of trustee for Rush University Medical Center and chairman of the investment committee for the University of Chicago's board of trustees. Blair was a life trustee at the Art Institute of Chicago and a life director for the George M. Pullman Educational Foundation. An art enthusiast, he donated his collection of Paul Gauguin works on paper to the Art Institute of Chicago in 2003.

## Ed Blair of William Blair & Co. dies at 95

By Becky Yerak Posted Dec. 27, 2010 at 4:21 p.m.

Former William Blair & Co. Managing Partner Edward "Ed" McCormick Blair, 95, died at his home in Lake Bluff on Dec. 22. Blair was the son of William McCormick Blair, founder of William Blair & Co., a Chicago-based investment firm, and the great grandnephew of Cyrus McCormick, inventor of the McCormick reaper.

Born in 1915, the lifelong Chicagoan received his bachelor's from Yale and his master's in business administration from Harvard. He was a lieutenant commander in the U.S. Naval Pacific fleet, where he adapted highly classified decoded Japanese intelligence for use by U.S. submarines, according to a statement from the firm.

He joined William Blair & Co. in 1946 and became a partner in 1950. In 1961, he succeeded his father as managing partner, a position he held until 1977.

Blair was on the boards of such companies as Herman Miller, Lake Central Airlines, Field Enterprises and Marshall Field & Co. He was chairman of the board of trustee for Rush University Medical Center and chairman of the investment committee for the University of Chicago's board of trustees. Blair was a life trustee at the Art Institute of Chicago and a life director for the George M. Pullman Educational Foundation.

An art enthusiast, he donated his collection of Paul Gauguin works on paper to the Art Institute of Chicago in 2003. An avid traveler, his favorite place was Bora Bora. He was known to spend hours whale watching in Maine on his boat "Lovely Lucy."

He's survived by his sons Ed Blair Jr. and Frank Blair; five grandchildren; six great-grandchildren; and brother William "Bill" McCormick Blair Jr. Blair was preceded in death by his wife, Elizabeth Iglehart Blair and his brother, Bowen Blair. A private cremation is scheduled, and a memorial reception will be held at the Chicago Club later.

In lieu of flowers, donations may be made to the Rush University Medical Center or the College of the Atlantic, where Blair was chairman of the board of trustees.

LAKE FOREST-LAKE BLUFF MAIL-ADVERTISER

# Rename park to honor Edward McCormick Blairs

By PAT CAMPBELL

For five years, speculation has run rampant about the real identity of Lake Bluff Park District's anonymous donors of a \$300,000 gift toward a pool-community center. Saturday, the secret was officially revealed at the ceremonies marking the dedication of the new facilities.

Mr. and Mrs. Edward McCormick Blair made their first public appearance as park board President Gerald Snyder announced their generous contribution and yet another well-kept secret. Snyder told the crowd of more than 200 residents that the board had passed a resolution renaming the former Rockland Community Park.

"We passed a secret resolution with the intent of revealing its contents at the appropriate time. It has been the consensus of the board for five years to honor two people responsible for much of this. This park will now be known

officially as Blair Park."

With bright sunshine and gentle breezes to mark the occasion, Mr. and Mrs. Blair cut the ribbon and officially presented the park to the community." Smiling support but choosing not to take an active part "on their day," McCormick's father, William McCormick Blair, looked on.

It was a day of celebration, celebrities and speeches—improptu as they may have been. Lake Bluff's most famous resident, 13th Dist. Cong. Robert McClory arrived for the festivities, and addressed the crowd.

McClory said he had originally moved to Lake Bluff because of the good swimming, but his dream had not been realized. First, he noted, the lake was not good for swimming, and then the beach began to disappear.

He pointed to the recent erosion protection appropriation just approved for Lake Bluff, which will enable 70 percent reimbursement for the construction of groins and sandfill. In addition, McClory said \$10,000 more has been appropriated for a study toward doing still more restorative work on the beach and

Snyder also mentioned the names of many past board members, presidents, early committee members and citizens whose efforts led to the construction of the pool. Sadly, he noted the untimely death of landscape architect Hal Carlson of Novak and Carlson, Rolling Meadows, who was killed in a motorcycle accident three weeks ago, and whose plans were responsible for the landscaping now being completed at the site.

Both Holzemer and Snyder alluded to the fine inter-governmental cooperation between the park district and other local bodies. Shared projects, equipment and manpower were cited as evidence of this spirit of community concern.

Snyder especially mentioned Vill. Admin. John Murray who provided the village street sweeper and crew to prepare the park roadways

(Con't. on page 14)



Cong. Robert McClory (R-13th Dist.)



Arbor Day observance, too.



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added: "It is the secret of success in Lake Bluff's great beauty."

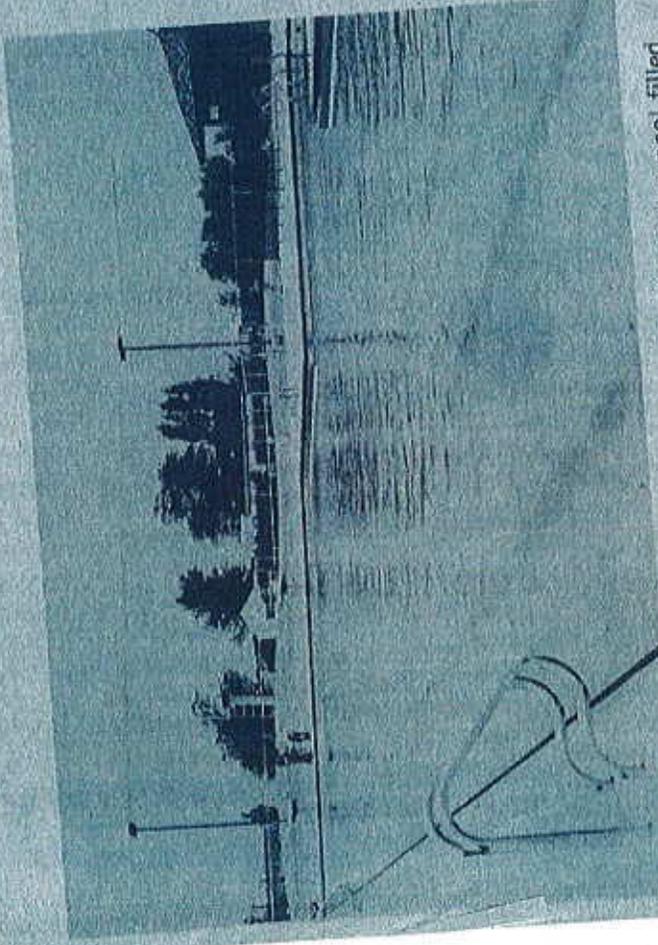
Acting as Master of Ceremonies, Gen. Mgr. Glen Holzemer introduced the large contingent of local dignitaries present for the dedication. In addition to all park commissioners, Lake Bluff Village Pres. Lewis Steadman; School Dist. 67 Board Pres. Gordon Sukow; William Byers, director of the North Shore Sanitary District; former Park Board Pres. John Donald, and many school and village trustees.

Mrs. Edward McCormick Blair cuts the official ribbon at the new Blair Park, renamed in honor of the family. Looking on were (l. to r.) Gerald Snyder Park Board President John Mgr. Glen Holzemer, and former Park Board President John Donald. Lake Bluff's favorite congressman, Robert McClory came in for the festivities and smiles approval from his front row seat.

The anonymous gift of \$300,000 given five years ago by the Edward McCormick Blairs for a pool-recreation center has been a well-kept secret until Saturday. At that time, the secret was out and the new park renamed in their honor. Making their first public acknowledgement of the connection Saturday, they were accompanied by Blair's father, William McCormick Blair (l.), who chatted warmly with Congressman McClory as things got underway. Mr. and Mrs. Blair are well known for their community efforts.



There was something for everyone at the dedication of Blair Park, including a Lake Forest band dubbed The Armageddons. Led by Dave Baker on bass, the group included Karl Pfeiffer, guitar; Sharon Moore, organ; Mark Biel, drums; and Kim Oberly, singer.

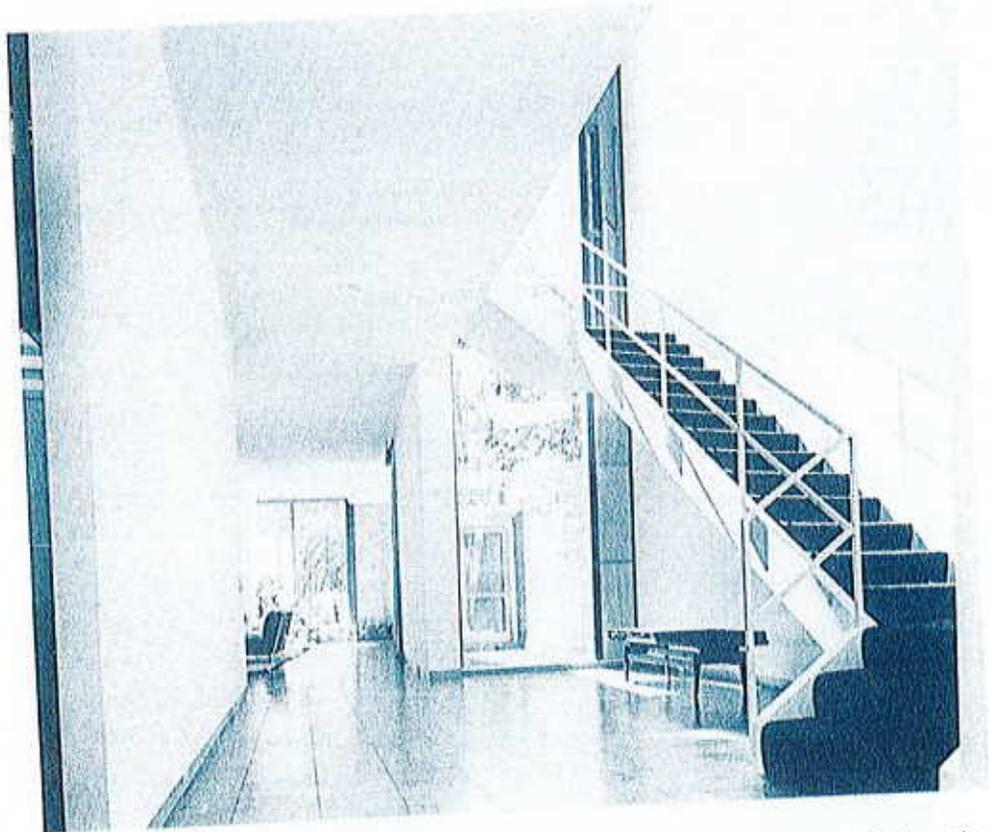


And this was what it was all about! The magnificent new pool filled with water for the first time glistened in the bright spring sunshine. The complex includes a smaller toddler pool, four new tennis courts under construction, a large recreation building and the 18 hole golf course.

## 21. Edward McCormick Blair House, 1955

PAGE  
10

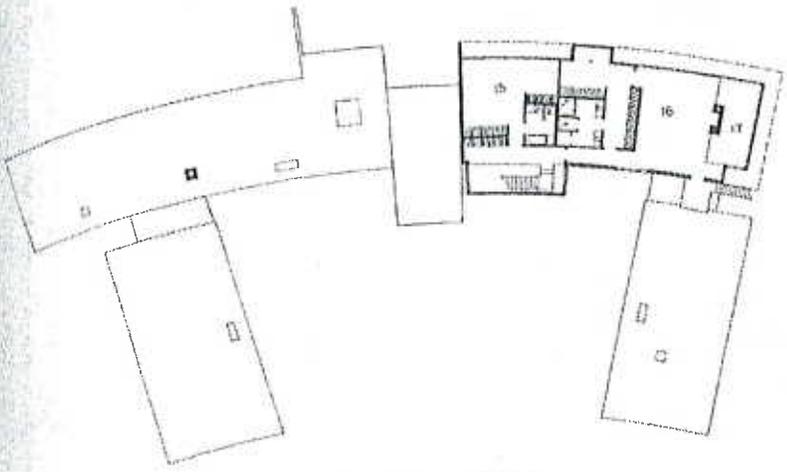
Sheridan Road  
Lake Bluff, Illinois



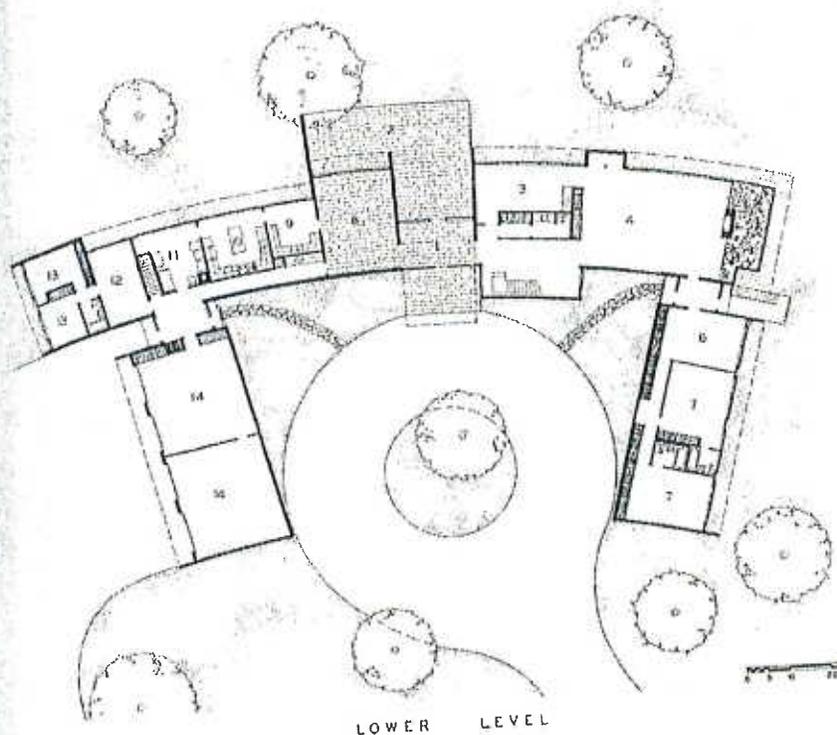
As elegant and as dramatically situated as the Kunstadler House, this residence is located on a large wooded piece of property that includes a bluff, on the west shore of Lake Michigan. Since the view was of great importance, a curved plan filling the site was chosen, and the main rooms had to face east. Because of the building's orientation, a two-story solarium was provided at the south end, opening into the living room on the ground floor as well as into the master bedroom above it. A free-standing rectangular volume of travertine marble linking the two floors gives the

solarium vertical direction, helps define the different areas, and houses fireplaces for the living room and master bedroom. On the upper level, sliding glass doors at each side of the fireplace control both sound and sunlight coming into the room. A pan roof was provided to help cool the house without air conditioning. The precisely laid cream-colored brick wall on the exterior follows a true curve, and not a series of segments.

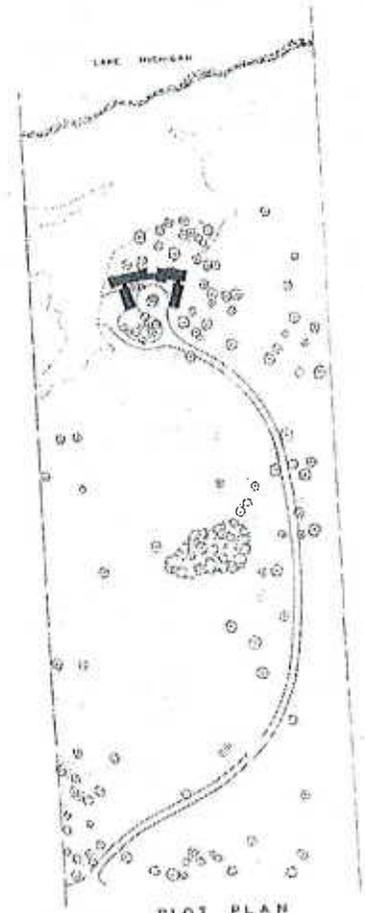
"A Residence of Exceptional Distinction, Lake Bluff, Illinois." *Architectural Record* 124 (February 1957): 183-86.



UPPER LEVEL



LOWER LEVEL



PLOT PLAN



- LEGEND
- 1 ENTRY
  - 2 TERRACE
  - 3 STUDY
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  - 5 LOWER GARDEN AREA
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  - 14 GARAGE
  - 15 GUEST BEDROOM
  - 16 MASTER BEDROOM
  - 17 UPPER GARDEN



Search ARCHIE

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McCormick

Refine Search

Return to results | Previous | Next

Search: General keyword  
> You're searching: Chicago Historical Society Research Center

Add to my list

Title: Blair residence in Lake Bluff (Ill.) [graphic].  
Author/creator: Hedrich-Blessing (Firm), photographer.  
Pub./made: 1956 Oct. 15.  
Phys. desc: 27 negatives : b&w ; 8 x 10 in.  
43 photographic prints : b&w ; 8 x 10 in.  
1 transparency ; b&w ; 8 x 10 in.  
11 templates.

Summary: Includes interior and exterior views of the Edward McCormick Blair residence designed by Keck & Keck. Exterior views show a low, curved, brick structure with a two-story solarium at one end. The exterior walls are either solid brick or glass and there are no small windows. Interior views show living room and master bedroom with fireplaces, dining area, and hallway with staircase. Also includes several views of a boy's bedroom where a boy is using a radio set, and one night exterior view of the entrance. Photographed by Bill Engdahl for Keck & Keck.

Part: Forms part of the Hedrich-Blessing photograph collection -- Keck & Keck series.

Subject fac: r architect-designed houses, nat  
h children, nat  
d walls, n curved r brick and  
r solariums, nat

Subject geo: Lake Bluff (Ill.) -- Buildings, structures, etc.

Form/genre: Exterior views.  
Interior views.  
Film negatives.  
Film transparencies.  
Silver gelatin prints.

Co-creator: Engdahl, William S., photographer, pht  
Keck, George Fred, 1895-1980  
Keck, William, 1908-  
Blair family.

Co-creator: Keck & Keck.

Copy/Holding information

Call No.  
HB-10656 PPL  
HB-10856 PPN

Collection  
Photos-Use white callslip  
PH-orig neg.

Status  
Checked In  
Checked In

Format: HTML    Plain text    Delimited

Subject: \_\_\_\_\_  
Email to: \_\_\_\_\_

Horizon Information Portal 3.06.A  
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# George Fred Keck

From Wikipedia, the free encyclopedia

**George Fred Keck** (1895-1980) was an American modernist architect based in Chicago, Illinois. He was later assisted in his practice by his brother William Keck.

Keck & Keck  
PART VIII  
PAGE 13

## Contents

- 1 Biography
- 2 Career
- 3 References
- 4 Additional Sources

## Biography

Keck was born in Watertown, Wisconsin and studied at the University of Illinois. Early in his career he worked for D. H. Burnham & Company, and the firm of Schmidt, Garden and Martin. He started his own practice in 1926.<sup>[1]</sup>

## Career

Keck designed two key model structures for the Century of Progress exhibition in Chicago in 1933; dubbed the "House of Tomorrow".<sup>[2][3][4]</sup> These two structures played a key role in the development of Keck's form of modernism.<sup>[2]</sup> In 1934 he designed another model house, "Crystal House", which was directly reminiscent of the work of Ludwig Mies van der Rohe and Marcel Breuer.<sup>[5]</sup>

Keck became a pioneering designer of passive solar houses in the 1930s and 40s after realizing that the all-glass "House of Tomorrow" was warm inside on sunny winter days prior to the installation of the furnace.<sup>[6]</sup> Following this he gradually started incorporating more south-facing windows into his designs for other clients, and in 1940 designed a passive solar home for real estate developer Howard Sloan in Glenview, Illinois. The Sloan House was called a "solar house" by the Chicago Tribune, the first modern use of that term. Sloan then built a number of passive solar houses, and his publicity efforts contributed to a significant "solar house" movement in the 1940s.

Keck taught architecture at the New Bauhaus School (now IIT Institute of Design). He was the head of architecture there until 1942 and appointed Ralph Rapson as his successor. Rapson also worked in Keck's office during this period.

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- ↑ Prince, Sue Ann. *The Old Guard and the Avant Garde: Modernism in Chicago 1910-1940*, (Google Books (<http://books.google.com/books?id=mfmwZwmza8lC&pg=PA132&dq=George+Fred+Keck&client=firefox-a>)), University of Chicago Press, 1990 p. 132, (ISBN 0226682846).
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- George Fred and William Keck papers at Wisconsin Historical Society Archives (<http://www.worldcat.org/oclc/173700257>)

Retrieved from "[http://en.wikipedia.org/wiki/George\\_Fred\\_Keck](http://en.wikipedia.org/wiki/George_Fred_Keck)"  
Categories: American architects | Modernist architects | People from Chicago, Illinois | People from Watertown, Wisconsin | 1895 births | 1980 deaths

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PART VIII  
Keck & Keck

PAGE 14

*Site*

# Keck & Keck • Architects

Introduction and catalogue by  
Narciso G. Menocal

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Elvehjem Museum of Art  
University of Wisconsin - Madison  
1980

*file*

1933 and 1934 experiments at A Century of Progress. Like Harold Friedman's Forest Crest Subdivision, the Isaacson House was directly related to the aesthetics of Keck's architecture of the forties. The warm colors and textures characterizing these two projects were a far cry from the neutral machine aesthetics of the Gray, Levin, and Bloom houses. Despite this difference, they all exhibited the same practical and efficient planning sensibility.

Keck's use of curved or oval plans engendered some of his most formal and stunning houses. The 1939 Kellett House (figs. 103-106) can be regarded as a precedent for at least four subsequent schemes that are in many ways the most splendid of Keck's late career. Each house was based on a segment of a circle. The 1953 Edward McCormick Blair House of Lake Bluff, Illinois and the 1959-61 Seba Payne House of Bucks County, Pennsylvania were large expensive projects (each about 9,500 square feet), whereas the 1960 Thomas Florsheim House of Glencoe, Illinois and the 1960 Milton Hirsch House of Highland Park, Illinois were more modest (about 3,500 square feet).

Without exception, each was finely detailed. As usual, the houses boasted numerous built-ins, skylights, and Transite flues. In plan, the kitchen/utility area was separated from the sleeping areas by a more formal and public living area. Each house had a recreation room. Zones of activity were connected by curving hallways that inscribed the segmented circular geometry of the plan, and individual rooms were organized around radii generated from the primary curving arc. The space of these individual rooms was defined by segments of the parent circle. The gentle curves of the Blair and Payne houses generated nearly rectangular rooms, whereas those in the Hirsch House were more wedgelike. In the Blair, Payne, and Florsheim houses, the circular plan opened outward (like the Cahn and Kelly houses) but in the Hirsch House the plan was reversed for an interior orientation.

The Blair and Payne houses were built on high points of large secluded tracts accessed by long winding roads through rolling meadows and timber. At Blair, the arcing entrance facade was bone-white brick, while at Payne it was gray slate. Keck used a structural steel cage to cantilever the roof eaves and

balconies and to reduce the apparent weight of the houses while enhancing their linearity. The steel window frames and slate facing abutted their steel cages much the same way as they had in Keck's earlier Morehouse House (figs. 73, 74), and the result also resembled Mies's I.I.T. buildings. To create a sharp clean edge at the eaves, the roofs were contained by a tightly crimped metal flashing. Cream-colored Roman travertine was used to sheath the interior chimney masses.

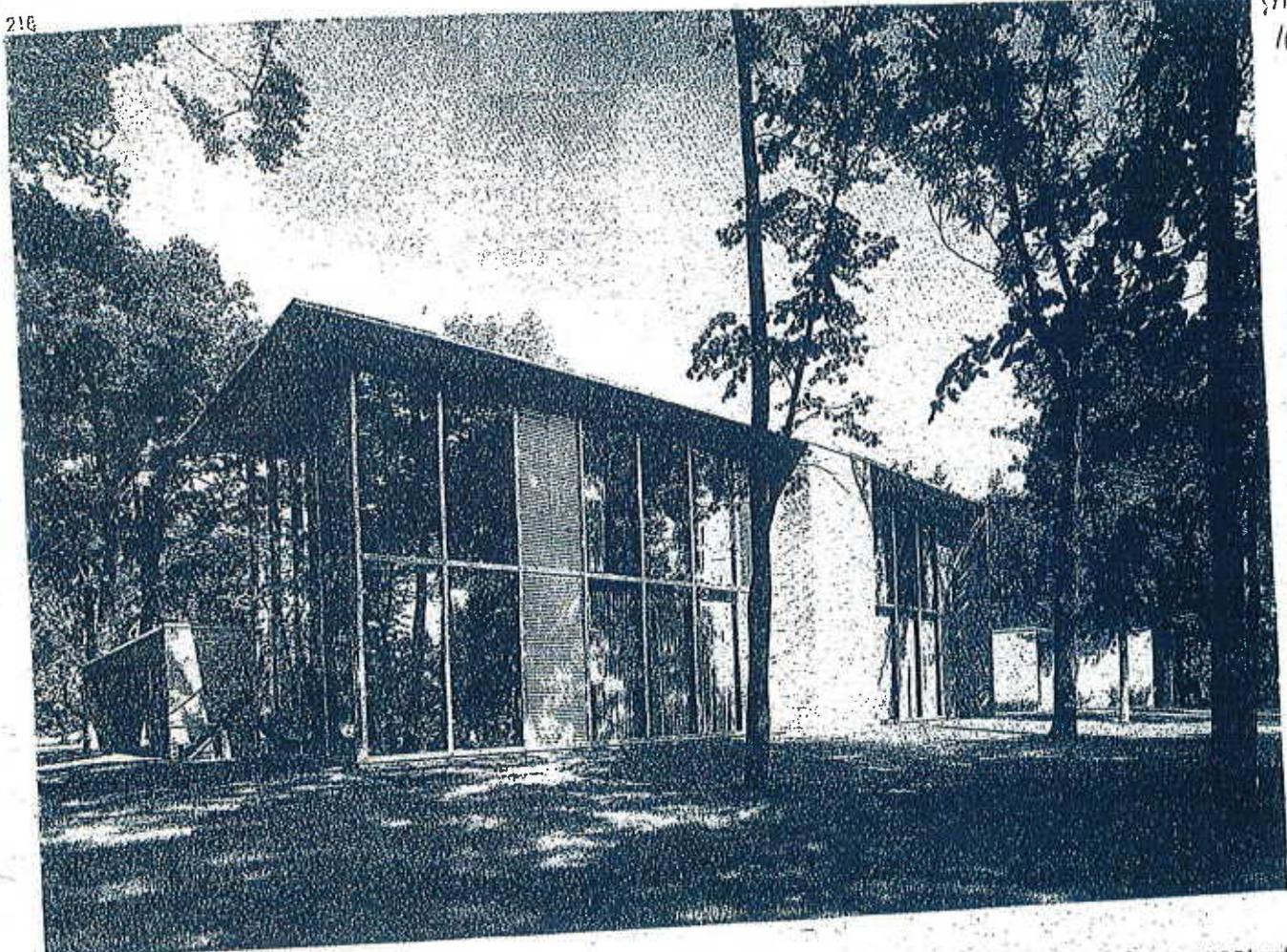
The Blair House consisted of four zoned units: garages; servant's quarters, service, kitchen, and dining; living room and master bedroom; and the boys' living quarters (figs. 218-221). A two-story solarium and chimney were on the south end of the building. Sliding glass doors separated the solarium from the living room on the first floor and the master bedroom on the second floor. Two single-story rectilinear wings were generated by a radius from the circle; the southern wing was used as the living and sleeping area for the Blairs' sons and the northern mass was a four-car garage. Guests entered the main structure from a circular drive between these two elements.<sup>17</sup> Willisich designed and completed the Blair interiors.

Seba Payne, who lived in Glencoe, Illinois, knew the Blair House fairly well. Payne wanted to build in Bucks County, Pennsylvania, where she could be close to her children and grandchildren. Her husband, Frank, had been a high-level manager at Bethlehem Steel and his offices were but a few miles away from the house site. In designing the house Keck worked closely with Bethlehem Steel to incorporate many of the industry's products with indigenous materials taken from the site.

The varying topography of the Payne site led to the design of long and rather high random stone masonry retaining walls to support the driveway and entrance. Guests approached the house by means of a bridge spanning the retaining walls, then entered under a porte cochère. Northwest balcony terraces extended the full arc of the house. Accessible from every room, they provided great sweeping vistas of Bucks County (figs. 222-224). Service areas, a caretaker's quarters, and covered outdoor terraces were located below the main floor of the structure. Payne was responsible for most of the extensive site landscaping.<sup>18</sup>

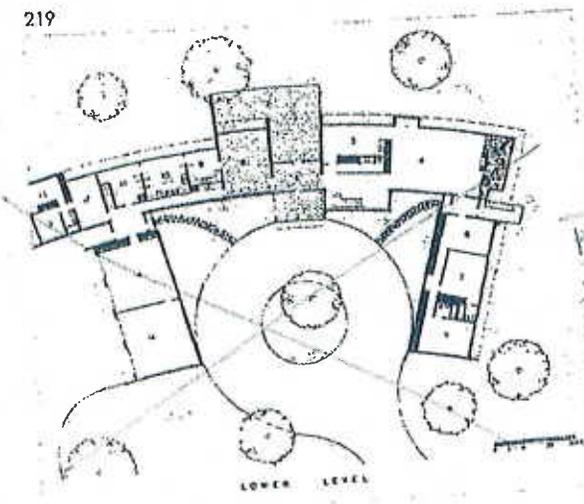
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218 Edward McCormick Blair House, Lake Bluff, Ill., 1953, view of living room from lake  
 219 Blair House, lower level plan

219



Payne House

125 THE SOLAR HOUSE REFINED





## Architects: Keck & Keck George Fred Keck 1895 – 1980 William Keck 1908 - 1995

The architecture firm of Keck & Keck designed modern, award-winning, affordable homes in the Chicagoland area and around the Midwest from 1935-1979

Born in Watertown, Wisconsin The elder, George Fred, known as Fred, studied engineering and architecture at state schools in Wisconsin and Illinois. Settling in Chicago in 1921, he worked as a draftsman at several offices before striking out on his own. Keck's modernist footing broadened through his contact with the Chicago Workshops, a group of artists modeled upon the Austrian Werkbund and founded by former members. This contact ultimately led to his role in the New Bauhaus, which had broad impact on design in Chicago.

In 1937, an industrial arts school broke away from the Art Institute of Chicago with the goal of training designers using Bauhaus methods. This group, with help from Keck, brought Laszlo Moholy-Nagy to Chicago as its new director. This New Bauhaus had the "old" Bauhaus' director, Walter Gropius (by that time at Harvard), as its mentor/sponsor. And it boasted as teachers and lecturers important figures including Gropius, Alvar Alto, R. Buckminster Fuller, Henry-Russel Hitchcock, Richard Neutra and Man Ray. Keck served as architecture department head and part-time teacher at the New Bauhaus for five years while continuing his practice.

**AMERICA'S FIRST GLASS HOUSE:** Chicago's Century of Progress World's Fair, the House of Tomorrow (1933) and the Crystal House (1934). The fair houses, built of steel framing and glass exterior walls using Chicago skyscraper construction methods, were structurally and stylistically far in advance of other homes of the period, including other concept houses displayed at the fair. The Crystal House, in particular, with its exterior truss frame, was as stunning and elegant as more celebrated steel houses designed decades later. The fair houses exposed hundreds of thousands of visitors to an entirely new kind of living, and doubtless made converts of many.

Keck Gottschalk Keck Apartments Hyde Park 1937 was an award-winning International style building, now a landmark.

Chicago-area suburban houses from 1935 – 1979  
807 projects listed – houses, apartments buildings, remodels, and additions,

Following the fair, wealthy clients from Chicago's North Shore suburbs began hiring Keck to design homes for them, starting a tradition that lasted for the remainder of Keck's career. The North Shore is home to more Keck houses than any other area. While some modernists focused on their own personal vision, the Kecks focused on modern solutions that best served their clients' needs.

### Keck trademarks:

<http://www.chicagobauhausbeyond.org/cbb/mission/keck.htm>

9/10/2007

- flat roof
- passive solar
- indirect lighting
- cedar siding
- radiant heat in the floor
- post and beam construction, (most often wood, but sometimes steel)
- modular design
- fixed Thermopane windows with separate operable screened vents. These vents are the most important Keck trademark - an easy way to recognize their architecture at a distance.

22 Keck houses are located in the Forest Crest Subdivision on Carol Lane and Terrace Court in Glencoe.

The Kecks created hundreds of elegant, livable houses in the Chicago area and elsewhere. Unlike more famous contemporaries, who talked about bringing fine architecture to the masses but failed to do much about it, the Kecks created houses that were affordable and came in on budget. Their mark on the public's consciousness is such that today, three decades after the firm was dissolved, North Shore real estate agents listing these houses routinely use the phrase "Keck house" at the top of their newspaper ads.

#### **Architects who worked for and were influenced by Keck and Keck:**

- Robert Bruce Tague, draftsman from 1935 - 1944
- Ralph Rapson 1941 - 1944 (then taught at MIT)
- Bertrand Goldberg - visited, hung around and was "tutored" by Keck
- Stanley Tigerman - a draftsman in the office at age 19
- Tony Grunsfeld - worked for Keck, and then went out on his own to do a vast quantity of Keck-inspired modern homes
- Interior Designer: Marianne Willsch

#### **For photos and more info, check out these Keck and Keck Links:**

<http://jetsetmodern.com/keckarticle.htm>  
<http://www.ci.chi.il.us/Landmarks/K/KeckGottschalkKeck.html>  
<http://www.artic.edu/aic/libraries/caohp/keck.html>

#### **Recent article in Home Miami magazine:**

[http://www.homemla.com/index\\_content.asp](http://www.homemla.com/index_content.asp)  
 Go to Online Issues, October 2005, Architectural Gem

Keck + Keck  
PART VIII  
PAGE 19  
copy



mission join calendar news past events resources contact

## The New Bauhaus/Institute of Design - A Legacy for Chicago

Chicago Bauhaus and Beyond, also known as CBB, derives its name from the New Bauhaus School of Design, located in Chicago, descendent of the influential German Bauhaus design school and precursor of the Illinois Institute of Technology's Institute of Design. The New Bauhaus, and later IIT, played crucial roles in developing and promoting modern design.

The New Bauhaus, founded in 1937 in Chicago, was the immediate successor to the German Bauhaus dissolved in 1933 under National Socialist pressure. Bauhaus ideology had a strong impact throughout America, but it was only at the New Bauhaus that the complete curriculum as developed under Walter Gropius in Weimar and Dessau was adopted and further developed.

The former Bauhaus master László Moholy-Nagy was founding director of the New Bauhaus. He then headed the consecutive School of Design from 1938 until his death in 1946 (entitled Institute of Design from 1944 onwards) aiming at liberating the creative potential of his students through disciplined experimentation with materials, techniques, and forms. The focus on natural and human sciences was increased, and photography grew to play a more prominent role at the school in Chicago than it had done in Germany. Training in mechanical techniques was more sophisticated than it had been in Germany.

Emerging from the basic course, various workshops were installed, such as "light, photography, film, publicity", "textile, weaving, fashion", "wood, metal, plastics", "color, painting, decorating" and "architecture". The most important achievement at the Chicago Bauhaus was probably in photography, under the guidance of teachers such as György Kepes, Nathan Lerner, Arthur Siegel or Harry Callahan.

Whereas, in addition to Moholy Nagy, Hin Bredendieck and Marli Ehrmann, it was initially other emigrants from the Bauhaus that came to teach in Chicago, the staff was slowly supplemented by Americans. Teachers included art by Archipenko and Werner Drewes, interior design by Marianne Willisch, architecture by George Fred Keck, and many others, basically, the "who's who" of architecture and design in mid-century Chicago. The method and aim of the school were likewise adapted to American requirements. Moholy Nagy's successor at the head of the Institute of Design, Serge Chermayeff, however, remained still quite true to the original Bauhaus, aiming at the education of the widely oriented universal thinker and designer. This changed step by step in the 1950s and through the merge with the Illinois Institute of Technology. The Institute of Design is even now still part of the Illinois Institute of Technology in Chicago, and rates as a respected and professionally oriented school of design.

The New Bauhaus/Institute of Design continues to be the source of the most influential design curriculum in the US, if not to most of the world. A note of architectural trivia: the Institute of Design was located from 1946 - 1956 in the castle-like building at 632 North Dearborn St. built as the Chicago Historical Society in 1892 (architect: Henry Ives Cobb) which currently houses the Excalibur night club.

### More information

at <http://www.bauhaus.de/english/bauhaus1919/nachfolge1919.htm>

CHI. Tribune  
4/13/10

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# Chicago Tribune



## CITYSCAPES

A DAILY CHICAGO JOURNAL ABOUT THE BUILDINGS AND

BY BLAIR KAMIN

April 13, 2011

### A Keck & Keck house in Lake Bluff is up for sale; could it be a future tear-down?

Share |



A mid-20th Century modern house designed by the noted architects George Fred and William Keck is up for sale in the North Shore suburb of Lake Bluff. One prominent historic preservationist fears that the 1955 lakefront home will sold and then tom down.

According to its online real estate listing, the five-bedroom, five 1/2 bathroom house at 925 Sheridan Road is priced at just under \$10 million. It sits on a 27-acre lot with ravines, woods and striking views of Lake Michigan. The annual tax bill (gulp) is said to be \$100,000 a year.



Chicago architect and preservationist John Vinci, who alerted me to this story, knows the house well and says it reflects the influence of such great modernists as Ludwig Mies van der Rohe, Richard Neutra and Le Corbusier.

He praises the house's curving floor plan, travertine fireplaces, and its sensitivity to natural light, reflecting the Keck brothers' trademark attention to passive solar heating. "There are wonderful louvers that bring air into the bedrooms," Vinci added.

He frets that a buyer will snap up the house and kiss this piece of mid-20th century modernism goodbye. Anybody with good taste got \$10 million and enough cash on hand for a \$100,000 tax bill?

(Photos by Erika Hildegard Johnson)

Posted at 04:18:08 PM

### Comments

You can follow this conversation by subscribing to the comment feed for this post.

To categorize someone that may have alternative plans for this significant property as tasteless is very bold. IMO, if this grand property can sell in this difficult market - it's actually good for everyone.

BK: Thanks, Brian, but I didn't categorize a prospective owner who would tear down the Keck house as "tasteless." I asked whether there was anyone with good taste and \$10 million who wanted to buy this building. To ask the latter does not imply the former.

It looks like your company provides an online marketplace for teardowns. So you're not exactly coming to this issue from a dispassionate perspective.

Posted by: Brian Hickey | April 13, 2011 at 08:51 PM

Is there ANY source for better (larger) pictures of this property than the pitiful thumbnails on the broker's website?

BK: None are immediately available. If anyone reading the blog can find one, let me know.

Posted by: STARCHY | April 14, 2011 at 10:42 AM

The exterior photo in the blog entry doesn't do this house credit. The link to the interior photos are definitely worth a click for the beauty of the architecture and interior design taste (which is pretty good). I promise I am not the real estate agent!

Posted by: Bryan Chang | April 14, 2011 at 06:53 PM

Very interesting article. It would be very horrible to see the house demolished into pieces. The property looks great on its current state. Just few renovation and remodeling then it will be a fabulous place to live in.

Posted by: House and Land Packages Perth | April 15, 2011 at 04:04 AM

I am the photographer of this photograph and have many more photos of the house. Email me @ erikajphoto@gmail.com

Posted by: Erika Hildegard Johnson | April 15, 2011 at 08:33 AM

## Art Deco

**Boyd Hill**  
(Circa 1950; the Telfer MacArthurs, 485 East Westminster Road)



Architect Boyd Hill designed at least ten homes in east Lake Forest from the 1930s to the late 1950s, many for descendants of old Chicago/Lake Forest estate families. Hill studied architecture at Cornell University (grad. 1919), in the 1920s was in partnership in Chicago with Ralph Huszagh (Aragon Ballroom, high-rise apartments), and worked later with Keck & Keck. Hill's client, Telfer MacArthur, was the publisher of the Pioneer Press newspapers. Telfer's brother Charles, married to the actress Helen Hayes, was co-author of the play "The Front Page" along with Ben Hecht. His brother, John D., established Chicago's MacArthur Foundation. Telfer lived in Oak Park for forty years but moved to Lake Forest with his second wife, Ruth McMaster Dicker, who died in 1953 soon after the house was built. Telfer married again, to Elizabeth Otis. He had two daughters, Mrs. William E. Looby and Mrs. W.N. Burdick, Jr. The 1952 landscape plan was created by Marshall Johnson, who was Jens Jensen's son-in-law. Johnson lived in Highland Park and became Jensen's chief designer after Jensen's retirement to Door County, Wisconsin. The MacArthurs' house shows Hill continuing his 1930s simplified brick colonial style as seen at 530 East Crab Tree for Albert Williams, though with more striking Art Deco elements. These appear in the front façade brickwork screen for the window to the right of the entry and in the crisp metalwork balcony railing just above. The effect is of an up-to-date postwar elegance rooted in tradition.

## Modern

**George Fred Keck/Keck & Keck**  
(1950; Fagen/McMahon, 1711 Devonshire Lane)



This house was designed in 1950 by Keck & Keck for Mr. and Mrs. Abel E. Fagen. It is in the horizontal, natural manner of an earlier Humrich-designed Wrightian house also of 1950 (see Humrich below). Keck & Keck, led by designer George Fred Keck (1895-1980), was among the most distinguished and well-known Chicago and U.S. modernist firms of the 1930s through the 1960s, second to both Frank Lloyd Wright and Mies van der Rohe. Fred Keck studied at state architecture schools in Wisconsin and Illinois before coming to Chicago firms in 1921. He also led architectural instruction for the New Bauhaus in Chicago in the late 1930s, having already built the first glass house in the United States (the "House of Tomorrow") for Chicago's 1933-34 Century of Progress. After World War II, the firm's North Shore commissions shared several characteristics with those of Wright's later homes. In the late 1930s their local work had shown more of a Bauhaus flair, as seen in the flat-roofed curving house built for the Benjamin Cahns at 303 South Green Bay Road. (When Mrs. Cahn met the Kecks, she told them that she knew about the "House of Tomorrow" but she wanted the "house of the day after tomorrow.") Even with a second story added in recent years, the flavor, if not the proportions, and relation to the site still can be appreciated. But the Fagen/McMahon house beautifully sums up the best of Keck & Keck design and respect for nature and energy conservation. In 2006, the Preservation Foundation acknowledged the house and stewardship of owners Franklin and the late Irene McMahon with its highest Preservation Award.

### WE WANT TO HEAR FROM YOU!

The Preservation Foundation is compiling a comprehensive list of Modern architects and their Lake Forest projects. If you have further information, including photographs, for the houses listed above or others, please let us know. Office phone is 847-234-1230 and email contact is [info@lfpf.org](mailto:info@lfpf.org).

### BECOME A MEMBER!

By joining the Lake Forest Preservation Foundation, you will have a voice in and the ability to play an active role in efforts to preserve and enhance the quality of life that influenced you to choose Lake Forest for your home or business.

Together, we can ensure the preservation of the historic visual character of Lake Forest.

For your convenience, a membership envelope has been included with this newsletter or visit our website at [www.lfpf.org](http://www.lfpf.org) to join online.

## Attachments

### Correspondence received:

RE: Landmark of Edward McCormick Blair House 925 Sheridan Road

1. Letter from Arthur Miller
2. E-mail from Gunny Harboe
3. Letter from Lisa Diehera
4. E-Mail from Christian Erzinger
5. Letter from Robert O'Neill

### HPC Minutes:

RE: Landmark of Edward McCormick Blair House 925 Sheridan Road

August 10, 2011

September 14, 2011

October 10, 2011

November 9, 2011

December 14, 2011 (not yet approved)

### Presenters at Meetings (their comments are contained in the minutes)

August 10, 2011

Michael Allen, Atty.  
Marina Carney

September 14, 2011

Michael Allen, Atty.  
Arthur Miller

October 12, 2011

Edward Blair, Jr.  
Franz Schultz  
Susan Benjamin  
Tanya Sharmen  
Christine Benuzzi  
Andy Mrowiec

November 9, 2011

Michael Allen, Atty

December 14, 2011

Michael Allen, Atty

Correspondance Received re: Edward McCormick Blair House 925 Sheridan road

**Edward McCormick Blair Residence,  
925 Sheridan Road, Lake Bluff, Illinois**

**Comments by Arthur H. Miller to the Lake Bluff Historic Preservation Commission\***

( Arthur H. Miller is Archivist and Librarian for Special Collections, Donnelley and Lee Library, Lake Forest College ([amiller@lakeforest.edu](mailto:amiller@lakeforest.edu) ; 847-735-5064). He has degrees from Kalamazoo College (BA), the University of Chicago (AM English, AM Librarianship), and Northwestern (PhD English), and he studied at the U. of Caen, Calvados, Normandy, France. He has co-authored and edited books on Lake Forest area architecture and landscape history and contributed articles to books on these topics.)

**August 4, 2011**

I would like to comment on the landmark-worthiness of the Edward M. Blair house from two perspectives, one that of its historic position in the gentleman's farm heritage the Blodgett-Durand-Blair property, 1860-2010, an the other that of its remarkable styles, both Country Place/Villa and International.

To begin, Mr. Blair represented until his passing the only third family of owners of a large gentlemen's farm from Blodgett Road north to the former Lester Armour property. Since at least 1860 it was the gentleman's farm of Judge Henry W.. Blodgett, a northern Illinois pioneer since the 1830s, notable anti-slavery activist and key supporter of Abraham Lincoln in the decade leading up to his election to the presidency. After Blodgett's death early in the 20<sup>th</sup> C., the property was acquired in 1905 by Scott and Grace Garrett Durand, for Mrs. Durand's model dairy farm that she moved from its Crab Tree Road, Lake Forest, location into the former Blodgett barns. When fire destroyed the barns and damaged the adjacent house in 1910, Mrs. Durand rebuilt the barns in a fireproof manner to designs by noted Pullman architect Solon Beman, 1911, and she rebuilt the house within the original Blodgett era walls to designs by architect Hugh M. G. Garden, with the house and barns landscape by Jens Jensen, often associated with Garden. By the mid 1920s the Durands sold the northeast portion of the farm, some eleven acres to William McC. Blair, as part of a series of efforts to develop the east side of the farm after Shoreacres golf club opened in the period. David Adler was the architect and the prevailing landscape designer for this estate, for the house, tennis house, and auxiliary cluster of greenhouses, garages, staff lodges, etc. By the 1950s Mr. Blair was buying the rest of the farm from the Durand family, and was breaking off an over twenty-acre portion of the southeast lakefront portion for his son, Edward. It is here that the house in question was built, designed by modernist master architects Keck and Keck in 1953 and completed by 1955.

And here Edward Blair lived for over a half century, to 2010. By that time the lakefront of the old Blodgett farm parcel was in conservancy, south; then a large portion owned by the Pawlicks; then north is the Shuler property with its house by the noted architect Lawrence Booth, who also rebuilt the burned Shoreacres Adler clubhouse in the mid 1980s; and the original 1920s William McC. Blair estate, owned by the Bryans since the early 1980s, who

also bought the rest of the farm to the west a few years later. Thus, 925 Sheridan is one of only four residences on this stretch of Lake Forest's original Blodgett farm, and—as Mr. Bryan points out—Illinois' last lakefront farm. To a remarkable degree, too, it remains one landscape with a succession of wooded and open spaces, running north to south the length of the farm's shoreline. The Blair, Jr. house sits at the east, bluff end of an old oak savanna now much of it in conservancy, the residence's landscape. As a residence built on what was a compound, the Edward McC. Blair house with its natural landscape is a notable historic landmark.

Turning to the architectural significance of this remarkable house, as shown in the book entitled *Keck & Keck Architects* by Narciso G. Menocal (1980), pp. 70-71, the Edward Blair house is notable for its two main style heritages. The first is the house's striking design links to the International Style, especially that of Chicago immigrant architect Mies van der Rohe. The second heritage seen is that of its plan and setting within the main stream of country house planning both since the five-part Palladian villa plan was created in mid 16<sup>th</sup> C. northern Italy and also since the 18<sup>th</sup> C. English landscape style emerged, with its informal indirect approaches to stately homes. The style is seen in the image of the hall on p. 70 and the latter of the house and landscape plans on p. 71. As the view of the hallway shows, there is a prominent stairway, of the sort built by Mies for the Arts Club, Chicago, in 1951 (demol. 1990s) for its East Ontario Street quarters. The Miesian tortuously challenging "simplicity" or beauty of the stairway belies the painstaking planning and workmanship of the finished product. The surviving Farnsworth House, 1951, a country retreat as well, also reflected this careful attention to detail and studied simplicity. The absence of traditional ornament is noticeable, replaced by an appreciation for line, vistas, proportions and composition. This Keck & Keck house is in contrast to the firm's also stunning Fagan house of southwest Lake Forest, also from the period. Set low on the prairie on the former Lasker estate, the wood and masonry on the north Fagan house hugs the horizon at the top of a rise, and is open with floor to ceiling windows on the south to absorb the sun's light and heat in winter, but sheltered from those by overhanging eaves from summer sun.

Even more fascinating is the way that Keck & Keck related their Edward Blair house with its fine woods and other natural materials to the country house expectations of the family and their guests. From the plan the five-part "parti" is clearest, with its masonry floor, reflecting hierarchy of materials instead of height at the center entry, the focal point. Though modern, it is early New Formalist, with its balanced wings and central entry. North and south of the central stone-floored entry are the two story halves of the house, to the south the living room, conservatory and family bedroom wing and to the north the dining room (immediately north of the entry also with a masonry floor) and service rooms and garage. This echoes expectations for elite housing since the age of Andrea Palladio in the Veneto in the mid 16<sup>th</sup> C. and as reprised especially in Britain and the U.S. in the Georgian period. Also Georgian is the clear reference to the English landscape style and the picturesque in the indirect approach of the drive through the natural savanna up to the entry porch through the twenty acres or so of woodland west of the house. The circular turnaround in the three-sided entry court also is characteristic of the English landscape style.

**Correspondance Received re: Edward McCormick Blair House 925 Sheridan road**

Thus, at the beginning of the New Formalist design impulse following on modernism's earlier asymmetry and less-is-more aesthetic, the Blair house provided a comfortable country house in the latest International Style mode, but with the traditional comforts and eye to entertaining of Chicago's leadership. Awe, if not shock, was part of the fun, the friction of the meeting of the expected comforts with the jagged edges of the new aesthetic of the Farnsworth House and Mies'es 860-880 N. Lake Shore Drive. The nearby lake view for the Blair house heightens this resemblance to those two water-facing designs of Mies's. The effect still today is extraordinary and in 1955 must have been breathtaking. Where in Adler's Blair house of the 1920s the style was nostalgic, but the plan was more edgy (the master and guest bedrooms on the same floor as the living rooms). Here the plan is quite nostalgic, but the style is edgy. In some respects, the Keck & Keck Blair house is the other half of a pair of family houses in dialog across the span of time from the 1920s to the 1950s.

This 1950s landmark house with its landscape setting is integral to the great gentleman's farm dating back a century and a half and one of the jewels in the crown of Lake County's and Lake Bluff's lakefront. Its elegance, richness of materials, state of preservation and rich design heritage make it an outstanding feature of Chicago's upper north shore. Its key role in the history of Lake Bluff's history cannot be disputed.

Correspondence Received re: Edward McCormick Blair House 925 Sheridan Road

From: Gunny Harboe <[gunny@harboearch.com](mailto:gunny@harboearch.com)>  
Subject: Blair House  
To: [dirvin@lakebluff.org](mailto:dirvin@lakebluff.org)

Date: Tuesday, October 11, 2011, 5:25 PM  
October 11, 2011

Mr. Drew Irvin  
Village Administrator  
The Village of Lake Bluff , Illinois  
Dear Mr. Irvin,

I am writing to you with the hope that you will share my letter with the members of the Lake Bluff Historic Preservation Commission as well as all of the members of the Village Board of Trustees.

My name is Gunny Harboe and I am a preservation architect in Chicago where I have been practicing for over twenty years. In addition to the numerous important landmark buildings I have had the responsibility of restoring; I have also developed an expertise in the preservation of modernist works. Please refer to the web links below to check on my qualifications.

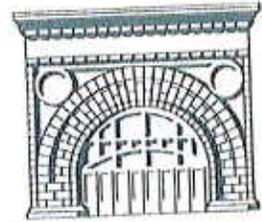
I understand that the Historic Preservation Commission will be considering the potentially granting landmark status of the Edward McCormick Blair House, located at 925 North Sheridan Road in Lake Bluff , Illinois . Blair House is a very significant structure well worthy of landmark designation. It is important an architectural work in its own right as well as a contributing structure to the historically important Crab Tree Farm estate. Built in 1955 and designed by the very influential architecture firm of Keck & Keck, Blair House is one of the best high end examples of mid-century modernism in Chicago. The house and its surrounding landscape should be preserved.

Sincerely,  
T. Gunny Harboe , FAIA  
President, Harboe Architects: [www.harboearch.com](http://www.harboearch.com)  
Vice President, ICOMOS International Scientific Committee on 20<sup>th</sup> Century Heritage: <http://icomos-isc20c.org>

Board Member, DOCOMOMO\_US : <http://docomomo-us.org>

Harboe Architects, PC  
140 South Dearborn, Suite 205  
Chicago, IL 60603

Ph: (312) 977-0333  
Fax: (312) 977-0334



LANDMARKS  
ILLINOIS

FOUNDED IN 1971

October 11, 2011

Ms. Janet Nelson, Chair  
Historic Preservation Commission  
Village of Lake Bluff  
40 E. Center Ave.  
Lake Bluff, IL 60044

RE: *Edward McCormick Blair House, 925 Sheridan Rd., Lake Bluff*

Dear Chairwoman Nelson and Members of the Commission:

It has been brought to our attention that the Blair House, at 925 Sheridan Rd., is threatened with demolition and a meeting Wednesday night of the Lake Bluff Preservation Commission will address its significance and possible recommendation to be designated a local landmark.

We strongly urge the Commission to vote in favor of preliminary determination of significance and to forward a recommendation of local landmark designation to the Village Board. We realize local landmark designation under Lake Bluff's preservation ordinance will not provide protection for the house, but we think it will send a strong message to potential purchasers that the home is both locally and nationally recognized as an important work of architecture. A local landmark designation will also enable a future owner to utilize the Property Tax Assessment Freeze available for the renovation of historic residences.

The Blair House is one of the most noted residential designs of the preeminent Modernist firm Keck & Keck and is potentially eligible for listing in the National Register of Historic Places. The house has been widely published, both from the time of its construction in 1955, as well as in numerous books on the work of Keck & Keck and modern architecture.

Contemporary houses of the Mid-century period of the twentieth century continue to be threatened throughout Chicago's North Shore. We hope the Commission will take this opportunity to affirm the importance and landmark eligibility of the Blair House as well as other buildings in Lake Bluff that represent this period of important design.

Sincerely,

Lisa DiChiera  
Director of Advocacy

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*The Monadnock Building*  
53 W. Jackson Blvd., Suite 1315  
Chicago, Illinois 60604-3562  
Tel: (312) 922-1742  
www.Landmarks.org



**Brandon Stanick**

**From:** Christian Erzinger [cerz60@comcast.net]  
**Sent:** Tuesday, December 13, 2011 6:22 PM  
**To:** Brandon Stanick  
**Subject:** HPC Meeting

Brandon,

I was planning on attending the HPC meeting tomorrow but now am unable to attend. Please circulate my comments with the Commission.

Members of the Historic Preservation Commission:

I am writing to voice my opinion on the possible Landmark Designation for the property at 925 N. Sheridan Road, I understand the home is a wonderful example of the International Style designed by Keck & Keck. Unfortunately, I, like most Lake Bluff residents, have never seen the property, nor will I have a chance to view the home. The home is situated on a piece of property that is not accessible to the public and was the residence of a very private family.

You all are aware of some of the contributions to the Village by the Blair family. I assure you all there are more than you may know. The Blair family has a long history of support to the Village, most of which was done in a quiet anonymous fashion that bespeaks to the family's generous yet private side.

It is my understanding that the criteria for Landmark Designation is architectural significance and/or significance of the family residence. Does the home meet the first criteria? I will leave that for the professionals to debate. It is the second point I wish to address. Is the Blair family significant to Lake Bluff? The answer is unequivocally yes. However, it is also known that the family opposes this designation. Most of the giving by the Blair family was done in a quiet, anonymous way. I find it hard to acknowledge via a designation a family that wanted their generosity to remain private. I ask you to consider the wishes of one of Lake Bluff's finest families.

Please table your discussions until after the family has sold the home. Some may say the time is now, as a new owner could demolish the structure. While this is true, so is the fact that Landmark Designation does not prohibit demolition. One only needs to look at the former East School site for an example. Moving forward on such Designation is a sign of disrespect for a family that has given so much, in my opinion.

Thank you.

Christian Erzinger  
206 E. Washington

12/14/2011

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LAW OFFICES  
**O'NEILL & BOCKELMAN**

A PROFESSIONAL CORPORATION

250 EAST ILLINOIS ROAD  
LAKE FOREST, ILLINOIS 60045

C. WILLIAM BOCKELMAN, JR., P.C.  
ROBERT E. O'NEILL, P.C.

FAX (847) 234-8700  
TELEPHONE (847) 234-4422

December 14, 2011



Ms. Janet Nelson  
Chairperson  
Historic Preservation Commission  
C/o Village of Lake Bluff  
40 E. Center Avenue  
Lake Bluff, Illinois 60044

**Re: Edward McCormick Blair House**  
**925 Sheridan Road, Lake Bluff**

Dear Ms. Nelson:

Would you please distribute the enclosed letter from me at the meeting tonight.

Very Truly Yours,  
O'NEILL & BOCKELMAN, P.C.

By: Robert E. O'Neill

REO:kf

LAW OFFICES  
**O'NEILL & BOCKELMAN**  
A PROFESSIONAL CORPORATION  
250 EAST ILLINOIS ROAD  
LAKE FOREST, ILLINOIS 60045

C. WILLIAM BOCKELMAN, JR., P.C.  
ROBERT E. O'NEILL, P.C.

FAX (847) 234-8790  
TELEPHONE (847) 234-4422

December 14, 2011

**Via Hand Delivery**

Lake Bluff Historic Preservation Commission  
C/o the Village of Lake Bluff  
40 E. Center Avenue  
Lake Bluff, Illinois 60044

**Re: Edward McCormick Blair House  
925 Sheridan Road, Lake Bluff**



Dear Members of the Commission:

I have been retained by the law firm representing the Estate of Edward McCormick Blair. The estate owns the 27.53 acre parcel adjacent to and east of Crab Tree Farm. The property is presently listed for sale and it is my understanding that the Will provides that the sale proceeds are to be given to charity.

Yesterday afternoon during a meeting with the Village, we first learned of your meeting tonight. Hence, upon such short notice, I am not able to attend.

The Blair family wishes not to have the house given landmark status as they believe this will interfere with their ability to sell the property.

The Blair family has made significant contributions to the Village and, in my opinion, the Village should give them the respect of their wishes.

Please see the attached list of contributions of the Blair family.

Very Truly Yours,  
O'NEILL & BOCKELMAN, P.C.

By: Robert E. O'Neill

REO:kf  
Enclosure

**SUMMARY OF SOME OF THE CONTRIBUTIONS OF THE  
BLAIR FAMILY TO LAKE BLUFF**

- Edward McCormick Blair Sr. and his wife Elizabeth contributed \$300,000 towards the construction of the Lake Bluff community swimming pool in 1968.
- Edward and Elizabeth contributed land along Sheridan Road which was turned into bike paths and/or green space.
- The Estate of William McCormick Blair (Edward's father), of which Edward was a co-executor, prevented the intensive development of Crab Tree Farm by creating only a few large lots for houses in some areas and preserving the remainder as open land or part of Crab Tree Farm.
- Edward Blair Sr. (with Bryan and Schuler) granted conservation easements (to Lake Bluff Open Lands) over about 90 acres of Crab Tree Farm.
- Edward Blair Sr. granted a conservation easement (to Lake Forest Open Lands) over 16 acres of the real estate parcel on which his house sits.
- Edward Blair Sr. may have also contributed funds for other facilities at "Blair Park" in addition to the pool (such as the golf course), but we have not been able to confirm this yet.
- Edward Blair Sr. donated \$20,000 per year for 5 years, starting in 1972, to be used for the employment of an experienced Park District manager.
- Edward Blair Sr. tended to make his gifts quietly and with little or no fanfare, so his family, staff and attorneys sometimes didn't even know he had made a gift unless they saw it in the paper. So it's likely that Edward Blair Sr. made other gifts to the Village that we are not aware of.

VILLAGE OF LAKE BLUFF  
HISTORIC PRESERVATION COMMISSION  
AUGUST 10, 2011

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 August 10, 2011 at 7:00 p.m. in the Village Hall Board Room.

Present: Janet Nelson, Chair  
Paul Bergmann  
Robert Hunter  
James LaDuke  
Randolph Liebelt

Absent: Tom Dobbins  
David Kissel

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

2. Consideration of the Minutes of the May 11, 2011 Meeting

Member LaDuke moved to approve the minutes of the May 11, 2011 HPC Meeting with a correction to a typographical error on page two. Member Liebelt 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.

Following a brief discussion on the order of the agenda, Member Hunter moved to take Item #6 first and then return to the regular order of the meeting. Member LaDuke seconded the motion. As there were no objections from the HPC, Item #6 was taken first.

4. Chairperson's Report – A Discussion Regarding the Property Located at 925 N. Sheridan Road

Chair Nelson reported that recently the home at 925 N. Sheridan Road, the Blair Family estate, has been placed on the market. She advised the house sits on a lakefront property and is architecturally significant and designed in the International Style. The purpose of this discussion is for the HPC to consider if it would like to nominate the house as a historic landmark because of the unique architects and the significance of the Blair Family to Lake Bluff.

Member Bergmann entered at 7:04 p.m.

Ms. Marina Carney (36 E. North Avenue) addressed the HPC and stated she is speaking this evening as a resident and a realtor. Ms. Carney noted she represents the property and has been listed since March 2011. The property comprises 27 acres, 16 of which are in a conservatory. She read a definition of property found on Wikipedia for the HPC's reference and stated the owner has the right to dispose of the property as he or she sees fit and to not restrict the property owner.

Ms. Carney noted that people do not have access the private property and the property is not enjoyed publically as it may be enjoyed along E. Center Avenue. The perception of a landmark designation for the house is that the property owner would have to share his or her rights with the government. Ms. Carney noted that any access to the property would involve trespassing as the road that leads to the house is private property.

8/10/11

Historic Preservation Commission  
August 10, 2011

Ms. Carney concluded her comments and stated the property owner would welcome landmark designation in the future if it was chosen by the next owner. She posed a question to the HPC by asking if they would want someone else making decisions about their own individual properties.

Mr. Michael Allen, an attorney and representative of the Blair Family (Bell and Anderson, LLC) stated the proceeds from the sale of the property will be distributed to charity. He noted the Blair Family has been very charitable to the Village over the years with Blair Park and has also supported the conservation and preservation efforts of the Village. He stated the family's fiduciary responsibility is to gain as much for the benefit of the charities, as requested by Mr. Blair, as possible.

Mr. Allen stated the Blair Family sees the landmark designation of the house as inhibitive to the sale of the property and does not wish the HPC to proceed with the designation.

Chair Nelson thanked those who spoke and stated the Blair's have contributed greatly over the years, such as Blair Park in 1968 and numerous other contributions. She asked for comments from the Commission.

Member Bergmann provided a brief history of the Family's local contributions to the Village. He expressed his hope that the buyers find the house valuable and encouraged the HPC to consider pursuing designation.

Member Hunter expressed concern for the current ties and that the country is losing houses of specific eras in time that are examples of modern thinking. He noted the architects, Keck and Keck, were a head of their time with solar and the materials they used in construction. To not designate the home would be against the HPC's ideals. He expressed his understanding of Ms. Carney's position and noted the Village's historic preservation regulations are not binding and the property owner retains their property rights. He expressed his belief the designation would not affect the value of the home any more than the current state of the housing market. Member Hunter concluded his comments and noted the decision to designate is hard when the owner does not want the status.

Member Liebelt expressed his desire to not pursue designation against the property owner's wishes and let the next homeowner pursue the designation.

Member LaDuke expressed his opinion it is hard to go against the homeowner's wishes. He noted the designation is more of a way to recognize the property than restrict any changes.

Member Bergmann expressed his desire for the buyers to know that the property should not be developed. A discussion over demolition followed.

Chair Nelson stated the house is significant to Lake Bluff, as well as the study of architecture. This is an opportunity for Lake Bluff to honor a family that has benefited the Village immensely. She stated that the landmark designation will not prevent the house from being demolished or prevent any changes to the property, but so that a new owner would respect and honor the vision of the architects.

Chair Nelson reviewed the advisory review process in the event a change is proposed to a landmark structure. At the end of the process the property owner retains the right to do with the property as they see fit. Landmark designation will not hinder any progress or desire for change. At times, preservation codes appear burdensome in some places, but not in Lake Bluff where the owner retains all rights to his or her property.

8/10/11

Historic Preservation Commission  
August 10, 2011

Member Bergmann expressed interest in touring the property before making a decision to pursue landmark designation.

Chair Nelson asked Mr. Allen his thoughts as to the property owner's desire for landmark designation status. Mr. Allen thanked the HPC for their thoughts and kind words about the Blair Family; however, the Family is against any landmark designation. He advised that he will communicate the HPC's sentiments to the Blair Family, but does not think it will change their mind on the property's status.

Ms. Carney inquired why the interest in landmarking the property at this point in time. Chair Nelson stated the HPC is currently looking at houses it believes would benefit from landmark designation and is trying to encourage landmarking on a smaller more manageable scale.

It was the consensus of the HPC to not take any action until it hears further from the Blair Family.

5. A Discussion Concerning a Historic Preservation Incentive Program

A to the VA Stanick provided a brief update regarding the status of the incentive program and noted the HPC has recently finished its discussion, with the aid of the Grant Program Sub Committee, on a grant program offering financial assistance to certified landmarks. He noted there were several other types of incentives for the HPC to consider: (i) relief from local code regulations; and (ii) fee based programs.

Following a brief discussion, it was the consensus of the HPC to form a second Sub Committee to meet and discuss these types of incentives and report back to the group. A to the VA Stanick noted he will send out an email to see which members are interested in serving on the Sub Committee.

5. A Discussion Concerning a Public Education Initiative to Encourage Landmark Designation

A to the VA Stanick reported that Chair Nelson has requested the HPC review and discuss the implementation of a public education initiative to encourage Lake Bluff residents to pursue landmark designation for their homes. It is important to know that in August 2006, the HPC developed a list of 31 structures that were identified in the Village's 1998 and 2003 Architectural Surveys, and mailed letters to each for the purposes of:

- encouraging the property to learn more about the significance of their home;
- committing to working with the property owners to understand the landmark process; and
- ensuring property owners were aware of the implications of owning a local landmark.

He stated as a possible result of this outreach effort five of the homes identified received landmark status, one of which was demolished (East School), one completed the Significant Demolition Review Process without proceeding with demolition, and all of the identified structures continue to exist. Since this time the Village has completed a third architectural survey titled, *Summary and Historic Resource Survey: Estate Areas of Lake Bluff*, received in 2008, which may provide additional insight when discussing the formulation of this public education initiative.

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Historic Preservation Commission  
August 10, 2011

Chair Nelson noted the updated list of homes has been provided for the HPC to review.

Following a discussion of the matter, it was the consensus of the HPC to send letters to the property owners on the list of homes and offer individual assistance from each Commissioner on pursuing landmark designation status. It was also the group's desire to send letters to National Register property owners as well.

6. Adjournment

As there was no further business to come before the Commission, Member Bergmann moved to close the meeting. Member Hunter seconded the motion. The motion was approved on a unanimous voice vote and the meeting adjourned at 8:25 p.m.

Respectfully submitted,



Brandon J. Stanick  
Assistant to the Village Administrator

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Minutes  
9/14/11

VILLAGE OF LAKE BLUFF  
HISTORIC PRESERVATION COMMISSION  
SEPTEMBER 14, 2011

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 September 14, 2011 at 7:02 p.m. in the Village Hall Board Room.

Present: Janet Nelson, Chair  
Paul Bergmann  
Robert Hunter  
James LaDuke  
Randolph Liebelt

Absent: Tom Dobbins  
David Kissel

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

2. Consideration of the Minutes of the August 10, 2011 Meeting

Member Bergmann moved to approve the minutes of the August 10, 2011 HPC Meeting with a correction to the second sentence in the second to last paragraph in Item #4. Member LaDuke 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 Significant Demolition Review of 345 E. North Avenue

Chair Nelson reviewed the information provided to the Commission regarding the proposed demolition of the property located at 345 E. North Avenue. She noted the three options before the HPC: (i) terminate the review in the event the structure does not satisfy the landmark designation criteria; (ii) take no action and allow the demolition delay to expire on November 15, 2011; or (iii) extend the demolition review and additional 30 days to December 15, 2011.

Mr. Tom Goebler, representative of the property owner, stated complete demolition of the structure is proposed. He advised that he is not aware of any historic significance to the structure judging it from the outside. Although constructed around 1950 there have been a hodgepodge of additions to the house overtime.

Member Hunter moved to terminate the significant demolition review for the structure at 345 E. North Avenue. Member LaDuke seconded the motion. A discussion regarding the matter followed.

Chair Nelson stated the house does not have historic value critical to the Village and is architectural not significant.

Member Bergmann noted this house was owned at one time by the Shelter family and is a typical example of the ranch style of architecture. He noted this house is the end of an era in Lake Bluff, at least on East North Avenue, where small houses populated large lots.

As there was nothing further to come before the HPC the motion passed on the following roll call vote:

9/14/11

Historic Preservation Commission  
September 14, 2011

Ayes: (5) Bergmann, Hunter, LaDuke, Liebelt and Chair Nelson  
Nays: (0) None  
Absent: (2) Dobbins and Kissel

5. A Continued Discussion Regarding the Property Located at 925 N. Sheridan Road

Chair Nelson expressed her appreciation to the Blair Family and Ms. Carney for the tour provided to several of the Commissioners.

Mr. Michael Allen, an attorney and representative of the Blair Family (Bell and Anderson, LLC), advised the previous position of the Blair Family in regards to landmark designation has not changed. Mr. Blair would have liked to attend and to have talked with the HPC prior to the group moving forward with a landmark application.

Following a discussion of the application it was the consensus of the HPC to wait until next meeting to speak with the property prior to making a decision to submit an application.

Chair Nelson expressed her belief that, after walking through the house, it would benefit from the the property tax freeze program administered by the State to bring it more up to date.

Member Liebelt expressed his opinion that because there is significant work to be done to the house, that a new owner would want to keep it.

Member LaDuke stated the house is deserving of landmark designation. He noted he is not in favor of forcing the designation at the same time the HPC is encouraging voluntary preservation.

Member Bergmann commented on the notable Keck and Keck firm responsible for designing the house and advised he is in favor of the HPC serving as an applicant for a landmark designation application.

Member Hunter stated there are few of these types of building remaining. The house, when constructed, was far ahead of its time and is worthy of designation status. He further stated that although the property owner is not restricted by the landmark designation there is an issue with applying for the designation and going against the property owner's wishes.

Dr. Arthur Miller, Archivist and Librarian for Special Collections, Donnelley and Lee Library at Lake Forest College, presented information to the HPC regarding the history of the Blair House, the architectural firm Keck and Keck, the origins of its designs and the timer period in which it was built.

A discussion regarding the history of the house ensued between the HPC and Dr. Miller.

Member Hunter stated that the purpose of landmarking the house has been questioned because the house lies out of sight from the public on a private road. Member Bergmann noted there are other houses in the area that are completely private and maintain landmark status.

Member Bergmann continued and noted there is a substantial social history to the property having been owned by the Blair Family. The Blair Family has had a huge impact on the Village and financial sector of the Midwest.

Chair Nelson stated the designation would be a way to honor the Blair Family for the visionary home they built, as well as their support given to the Lake Bluff community.

MINUTES  
9/14/11

Member Hunter encouraged the HPC to go as far as it can in considering the designation of this property as a landmark as this is a charge of the HPC.

Mr. Allen acknowledged Dr. Miller's presentation on the property and stated his belief that Dr. Miller is not qualified to give his assessment of the marketability of the property. The preference of the family is to find a buyer that will keep the house. The family will give the proceeds from the sale of the house to a charity. He expressed his opinion there is no reason to rush through this decision as a demolition permit would trigger the significant demolition review process.

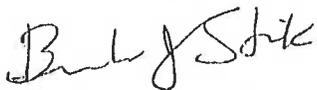
Following addition discussion it was the consensus of the HPC to defer its decision to submit a landmark application until Mr. Blair had the opportunity to speak with the group.

6. Continuation of a Workshop Discussion Concerning a Historic Preservation Incentive Program  
A to the VA Stanick provided a brief update regarding the status of the program and noted the HPC reached consensus last month to create a sub-committee to review and formulate code and fee based incentives. The sub-committee will meet over the next month to start discussing the program and will come back to the HPC with a recommendation and suggested structure.
7. A Discussion Concerning a Public Education Initiative to Encourage Landmark Designation  
A to the VA Stanick provided a verbal report regarding the public education initiative to encourage landmark designation. He noted he will be in contact with the Commissioners as to which properties on the list (reviewed last month) they would like to assist in seeking landmark designation status.
8. Staff Report  
A to the VA Stanick reported on the recent activities of the Zoning Board of Appeals and noted the ZBA has continually reviewed a list of action items regarding updates to the Zoning Code. One item on the list will eventually require the HPC to have a joint meeting with the ZBA to discuss historic preservation in the context of the Zoning Code.

Chair Nelson expressed interest in revisiting the discussions that took place regarding historic district regulations in context to the National Register District in downtown Lake Bluff.

9. Adjournment  
As there was no further business to come before the Commission, Member Hunter moved to close the meeting. Member Liebelt seconded the motion. The motion was approved on a unanimous voice vote and the meeting adjourned at 8:32 p.m.

Respectfully submitted,



Brandon J. Stanick  
Assistant to the Village Administrator

Minutes  
10/12/11

VILLAGE OF LAKE BLUFF  
HISTORIC PRESERVATION COMMISSION  
OCTOBER 12, 2011

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 October 12, 2011 at 7:04 p.m. in the Village Hall Board Room.

Present:           Janet Nelson, Chair  
                  Paul Bergmann  
                  Robert Hunter  
                  James LaDuke  
                  Randolph Liebelt

Absent:           Tom Dobbins  
                  David Kissel

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

2. Consideration of the Minutes of the September 14, 2011 Meeting

Member Hunter moved to approve the minutes of the September 14, 2011 HPC Meeting with a correction in the spelling of his name on page one. Member Bergmann 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 Regarding the Property Located at 925 N. Sheridan Road

Chair Nelson introduced the item and reported the Lake Bluff Historic Preservation Ordinance states the Village seeks to promote historic and architectural preservation in the Village. The Village seeks to protect, enhance and perpetuate those historical structures, buildings, sites and landscapes valued by the Village and its residents that are significant to the Village history, culture and architecture.

Chair Nelson also stated it is one of the many purposes of the HPC to assist the Village Board in making decisions relating to historic preservation. She added the Village Code allows four different entities to submit applications for landmark designation, including: property owner, Village Board, HPC and the Lake Bluff Historical Museum. The HPC evaluates nominations for landmark status using three different criteria – general, architectural and historic. Once an application is received a public hearing is scheduled, during which time, the HPC considers a recommendation to the Village on whether or not the nomination qualifies for landmark status.

The HPC is currently holding a discussion this evening because the property owner of 925 N. Sheridan Road has asked the HPC not apply for landmark designation; however, the HPC has expressed interest in serving as the applicant.

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10/12/11

Historic Preservation Commission  
October 12, 2011

Chair Nelson noted the house was constructed in 1950 by architects Keck & Keck. She stated the HPC has expressed interest in honoring Mr. Blair with this designation as he has contributed greatly to the Village of Lake Bluff.

Mr. Edward Blair, Jr., representative of the Blair Family, thanked the HPC for the opportunity to address the Commission. He noted he grew up in the house, but moved to the city permanently. He stated his father, after passing, left much of the estate to charity. The proceeds from the sale of the house will go toward a variety of charities. Mr. Blair stated the family has had a close relationship with the Village over the years. The conservation easement on Crab Tree Farm was part of that belief to keep Lake Bluff open land. He noted if his father wanted to landmark the house he would have in the past. He noted his belief the house is a house and nothing more.

Mr. Blair expressed his understanding of the comment made during last month's meeting that landmarking would not affect the value of the house. He expressed his disagreement with the comment and noted the more uncertainty one places on an object the less valuable it becomes. He stated the Family's job is to maximize the value of the property.

Chair Nelson stated she was most likely responsible for the comment about value. She described the Village's Historic Preservation Program further and noted it is fairly new with only being active for seven years and awarding landmark designation to 19 structures, five of which have been demolished. The Village's ordinance is far more relaxed than other preservation ordinances in nearby communities. She expressed her belief it supports the idea of honoring those places that mean something to a community.

Chair Nelson described the process for exterior changes to a landmark designated structure and noted all that is required is participation with the Commission in an Advisory Review Conference. She expressed her belief this process is not burdensome and would prefer the home be purchased by someone who cares very much for the property.

Mr. Blair stated that many people will assume that landmark designation is the same everywhere. The purchaser has to understand what landmark designation means in Lake Bluff.

Member Bergmann stated there has been much research showing there is a positive economic impact from the creation of historic districts. Mr. Blair expressed his opinion districts will build character and have more value than individual homes.

Mr. Franz Schultz, Professor Emeritus at Lake Forest College, expressed his pleasure to nominate the house to be included in a book that shows the importance of architecture in the Chicago region. He encouraged the HPC to landmark the house as a Chicago area landmark as it is very valuable to the community and Chicago architectural history.

Ms. Susan Benjamin (Benjamin Historic Consultants) noted she is an architectural historian and has conducted architectural surveys in Lake Bluff. Ms. Benjamin noted the Blair House to be of most significance in the International Style; a splendid building and worthy of preservation.

(187)

minutes  
10/12/11

Ms. Tanya Sharmen, a visitor and daughter of neighboring property owner Jack Schuler, read a letter in support of landmark designation from Mr. Schuler.

Ms. Christine Benuzzi, a representative of Landmarks Illinois, read a letter submitted by Lisa DiChiera, Director of Advocacy for Landmarks Illinois, in support of landmark designation status for the house.

Chair Nelson stated Staff did speak with Ms. DiChiera to clarify the letter's reference to demolition. She stated a demolition permit has not been submitted and the HPC understands there is no threat of demolition at this time. Ms. Benuzzi noted Landmarks Illinois is the leading preservation agency in the State. Landmarks Illinois has existed since 1971 and works closely with a variety of local agencies and the National Trust for Preservation.

Member Bergmann stated he was involved with the preservation of the Farnsworth House in Illinois. The house was built in 1950 by Keck & Keck as well. Overall, these years represent a period of modernism architecture.

Ms. Benuzzi stated she is also a realtor and understands preservation and real estate often collide. She noted the MLS listing for the property did not include anything about the Keck & Keck firm or its significance.

Mr. Andy Mrowiec, co-listing agent for the property, noted it was Blair's intent to conserve the land. He noted his 12 years of experience in real estate. He stated that no one has ever come and asked to buy a Keck & Keck home. He expressed his opinion the potential landmark designation is not fair. In response to Ms. Benuzzi's comment, he stated that there is quite a bit of information that is transferred from agent to agent at this price level, information that would not necessarily be included in the MLS listing. Mr. Mrowiec expressed his belief landmark status is different for the owner to come before this board and its passion.

As there were no further comments from the public, Chair Nelson thanked all who participated in the discussion. She then called for comments from the HPC.

Member LaDuke noted his struggle with both sides and the landmark designation against the property owner's wishes.

Member Hunter stated the affect of the Historic Preservation Ordinance is more perception than reality. With the price of the house any potential purchaser will surely do his or her due diligence. He noted his past profession as an architect and had practiced modern architecture for 40 years. He expressed his feeling for the house and noted that the architects Keck & Keck were very different than other modernists.

Member Bergmann expressed his belief the house is significant and doesn't see how the Commission can't landmark the house. He expressed his desire to document both the social and architectural history of the house.

Minutes  
10/12/11

Chair Nelson stated the Commission has received correspondence from Mr. Gunny Harboe, President of Garboe Architects, writing in support of preserving the house and surrounding landscape.

Chair Nelson expressed her desire to have the entire HPC present to vote on the question of the HPC submitting a landmark nomination application for the house.

As only four of the seven Commissioners were present, it was the consensus of the HPC to continue its discussion to its next meeting.

6. Continuation of a Workshop Discussion Concerning a Historic Preservation Incentive Program

A to the VA Stanick reported on the progress of the sub-committee's development of code and fee based incentives for landmark owners. He reported overall, the discussion has centered on rewarding owners of landmark designated structures and the ability to create more of a convenience for owners to maintain historic properties. The sub-committee is currently working with Staff on developing benefits related to the following:

- Integration of historic preservation in the Village's Zoning Code;
- Priority permit review for changes to landmark homes;
- Greater convenience afforded to landmark owners participating in the Advisory Review Process for changes to a landmark structure;
- Relief from permitting fees for changes to non-landmark structures that are at least 50 years old; and
- Relief from permitting fees for changes to certified landmark structures.

The Commissioners present expressed overall satisfaction with the sub-committee's consideration of the benefits. Concern was expressed for the item regarding relief from permitting fees for changes to non-landmark structures that are at least 50 years old. A to the VA Stanick noted this was presented as a possible way for the property owners to discuss changes to older homes with the HPC providing an opportunity to discuss possible landmark status for the home. It was reported the full program will be shared with the HPC for consideration following a discussion between the sub-committee and Staff.

7. Chairperson's Report

Chair Nelson initiated a discussion regarding interest in surveying the Terrace Neighborhoods. Additionally, a discussion regarding the development of specific criteria to evaluate the significance of Ranch homes ensued. Member Hunter noted that many homes are not considered architecturally significant, but relevant to a specific time period. Member Bergmann noted the Ranch does vary in style. It was the consensus of the group for Staff to reach out to Landmarks Illinois and the IL Historic Preservation Agency for additional information.

Chair Nelson briefly updated the HPC on its past consideration of a proposal to create a process to consider the designation of historic districts. She expressed her belief that small groups of owners would be interested in forming a district. A discussion concerning the potential to designate several park areas as historic districts followed. It was the consensus of the HPC to

Historic Preservation Commission  
October 12, 2011

the HPC to initiate a discussion concerning the creation of historic districts.

8. Staff Report

It was confirmed the next meeting will be held on November 9, 2011 at 7:00 p.m. in the Village Hall Board Room. Following a brief discussion it was noted a special meeting may need called to accommodate the schedules of the Commissioners.

9. Adjournment

As there was no further business to come before the Commission, Member Bergmann moved to close the meeting. Member LaDuke seconded the motion. The motion was approved on a unanimous voice vote and the meeting adjourned at 8:36 p.m.

Respectfully submitted,



Brandon J. Stanick  
Assistant to the Village Administrator

Minutes  
11/9/11

VILLAGE OF LAKE BLUFF  
HISTORIC PRESERVATION COMMISSION  
NOVEMBER 9, 2011

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 November 9, 2011 at 7:04 p.m. in the Village Hall Board Room.

Present: Paul Bergmann  
Robert Hunter  
James LaDuke  
Randolph Liebelt  
Janet Nelson, Chair

Absent: Tom Dobbins  
David Kissel

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

2. Consideration of the Minutes of the October 12, 2011 Meeting

Member Bergmann moved to approve the minutes of the September 12, 2011 HPC Meeting with corrections to several typographical errors. 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 Property Located at 735 Ravine Avenue

Chair Nelson introduced the item and requested an update from Staff. A to the VA Stanick advised a building permit for demolition was submitted on October 6, 2011. The demolition review qualifies as a significant demolition review because the proposed demolition is greater than 50% of the gross floor area of a house that is greater than 50 years old. The HPC has one of the following actions to consider:

- 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 4, 2012) 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 (February 3, 2012).

A discussion concerning the house ensued.

Member Bergmann expressed his belief that the house was once a part of the Camp Meeting Association area. He also inquired of the similarity of the new house will have to the current house and expressed a preference for a similar style house.

Member Bergmann expressed his opinion the house is a very substantial house in the Village and would want to hear from the property owner or builder in the future.

It was the consensus of the HPC to take no action concerning the significant demolition review of 735 Ravine Avenue.

21

Minutes  
11/9/11

5. A Continued Discussion Regarding the Property Located at 925 N. Sheridan Road

Chair Nelson introduced the item and stated the HPC is currently considering the question of submitting a landmark nomination application for the property located at 925 N. Sheridan Road. She provided an overview of what the Commission has considered to date, including: public comments for and against the HPC's nomination, the property owners, preservationists, historians, neighboring property owners, Landmarks Illinois and an architect from Chicago named Gunny Harboe.

Chair Nelson noted one purpose of the HPC is to seek to project, enhance, and perpetuate those historical structures, site and landscapes valued by the Village and its residents that are significant to the Village history, culture and architecture.

Chair Nelson stated the HPC has postponed its decision in order to have all Commissioners present to consider the question if the HPC should serve as the applicant for this nomination. There is still not a full board in attendance this evening.

A discussion followed concerning the HPC serving as the applicant.

Chair Nelson advised of the process that would take place should an application be filed with the Village and noted the HPC will review the application in December, prepare for a submittal that would include a public hearing in January and then the Village Board would have two meetings in February to consider the proposed ordinance (all ordinances require two readings unless waived).

In response to a question from Member Hunter, Mr. Allen, a representative of the property owner, noted the Blair Family's position in opposing the nomination has not changed. Member Hunter stated the HPC is looking to start the process; however, it does not guarantee that the nomination or the designation would happen.

Chair Nelson asked the Commissioners for their feedback.

Member Liebelt expressed his favor for starting the nomination process with an application from the HPC.

Member LaDuke expressed his concern for the potential message the HPC would be sending with an attempt to force a landmark designation. Chair Nelson advised several landmarks that were nominated by other parties, other than the owner, have been demolished.

Members Hunter and Bergmann expressed their interest in pursuing landmark designation.

Member Bergmann moved the HPC draft the nomination application for consideration at its December meeting. Member Hunter seconded the motion.

Chair Nelson asked for any additional input from Mr. Allen.

Mr. Allen stated the Family still opposes the nomination as it may impact the value of the property. He noted his understanding of the limitations of the preservation regulations and noted the public may not see the ordinance does not have teeth. With large properties such as this, the landmark process may bring more attention that a potential buyer may not desire. He expressed his preference the application not be rushed as any type of demolition permit would also require a review by the HPC.

The motion passed on the following roll call vote:

Ayes: (5) Bergmann, Hunter, LaDuke, Liebelt and Chair Nelson  
Nays: (0) None  
Absent: (2) Dobbins and Kissel

**6. Consideration of the Development of Additional Benefits for the Lake Bluff Historic Preservation Program**

A to the VA Stanick reported briefly on the development of the Code based incentives for preservation and noted Staff will be working with legal counsel on finalizing a proposition that seeks to possibly incorporate historic preservation in the Zoning Code.

A discussion of the previous consideration of a proposal to grant relief from permitting fees for changes to non-landmark structures that are at least 50 years old ensued. It was the HPC preference that this option not be proposed.

**7. Consideration of the 2012 Historic Preservation Commission Meeting Schedule**

Member Bergmann moved to approve the 2012 schedule with meetings on every second Wednesday of the month. The motion was seconded by Member Liebelt and approved on a unanimous voice vote.

**8. Chairperson's Report**

Chair Nelson expressed a desire for the HPC to formulate several goals for the upcoming year. Following a discussion of the matter, the HPC established the following goals: (i) formulate an all-inclusive list of homes the HPC would want to see landmark designated; (ii) review the three Terrace subdivisions and prepare for the future of those neighborhoods; and further discuss establishing a process for property owners to create historic districts (focusing on owner consent).

**8. Staff Report**

It was confirmed the next meeting will be held on December 14, 2011 at 7:00 p.m. in the Village Hall Board Room.

**9. Adjournment**

As there was no further business to come before the Commission, Member Bergmann moved to close the meeting. Member Hunter seconded the motion. The motion was approved on a unanimous voice vote and the meeting adjourned at 8:10 p.m.

Respectfully submitted,

Brandon J. Stanick  
Assistant to the Village Administrator



**R. DREW IRVIN**  
**VILLAGE ADMINISTRATOR**

January 24, 2012

VIA U.S. MAIL

Mr. Robert E. O'Neill  
O'Neill & Bockelman, P.C.  
250 E. Illinois Rd.  
Lake Forest, IL 60045

RE: Landmark Application (Blair House/925 Sheridan Road)

Dear Mr. O'Neill:

As you are aware, the Village of Lake Bluff Historic Preservation Commission ("Commission") has been discussing the possibility of seeking landmark designation for your client's property for the past several months.

On Thursday, January 19, 2012 the Village received the attached formal application for Historic Preservation Landmark Designation for your client's property, which was submitted on behalf of the Commission by its chairperson, Janet Nelson. I am enclosing the application as a courtesy to you in advance of the issuance of the formal notice of public hearing concerning the application, which will be provided to you in the coming weeks as required by the Village's Municipal Code. In the meantime, please feel free to contact me at 847-283-6883 with any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "R. Drew Irvin", is written over the word "Sincerely,".

R. Drew Irvin  
Village Administrator

Enc.



**R. DREW IRVIN**  
**VILLAGE ADMINISTRATOR**

January 24, 2012

VIA U.S. MAIL

Edward McCormick Blair  
c/o Mr. Michael Allen, Attorney for the Blair Family  
Bell & Anderson LLC  
200 West Adams Street Suite 2600  
Chicago, Illinois 60606

RE: Landmark Application (Blair House/925 Sheridan Road)

Dear Mr. Allen:

As you are aware, the Village of Lake Bluff Historic Preservation Commission ("Commission") has been discussing the possibility of seeking landmark designation for your client's property for the past several months.

On Thursday, January 19, 2012 the Village received the attached formal application for Historic Preservation Landmark Designation for your client's property, which was submitted on behalf of the Commission by its chairperson, Janet Nelson. I am enclosing the application as a courtesy to you in advance of the issuance of the formal notice of public hearing concerning the application, which will be provided to you in the coming weeks as required by the Village's Municipal Code. In the meantime, please feel free to contact me at 847-283-6883 with any questions.

Sincerely,

R. Drew Irvin  
Village Administrator

Enc.



December 19, 2014

Bonnie McDonald, President  
Landmarks Illinois  
Suite 1315  
53 W. Jackson Blvd.  
Chicago, IL 60604

RE: **Edward M. Blair House**  
925 N. Sheridan Rd., Lake Bluff, Lake County

Dear Ms. McDonald:

Thank you for requesting an assessment of the above property's eligibility for nomination to the National Register of Historic Places.

We have reviewed the information you provided and have evaluated the property in terms of the National Register criteria. Based on this review, we believe that the property would be eligible for listing in the National Register. Please refer to the attached eligibility assessment sheet for further details.

Please feel free to contact me at 217/785-4324 if you have any questions, and I would be happy to assist you.

Sincerely,

Andrew Heckenkamp  
National Register Coordinator

DEC 24 2014

cc: Kathleen O'Hara, President, Village of Lake Bluff  
Janet Nelson, Chair, Lake Bluff Historic Preservation Commission



## National Register Eligibility Assessment Sheet

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**Property:** Edward M. Blair House

**Location:** 925 S. Sheridan Road, Lake Bluff – Lake County

**Date:** December 19, 2014

The above property appears to meet the following National Register Criteria:

- Criteria A:** Property is associated with events that have made a significant contribution to the broad patterns of history.
- Criteria B:** Property is associated with the lives of persons significant in our past.
- Criteria C:** Property embodies the distinctive characteristics of a type, period or method of construction or represents the work of a master, or possesses high artistic values, or represents a distinguishable entity whose components lack individual distinction.
- Criteria D:** Property has yielded or is likely to yield information important to prehistory or history.

---

### Areas of Significance

Architecture

### Additional Comments

The property appears to retain sufficient integrity and would be significant as the work of master architects, Keck and Keck. It is also an outstanding example of Lake Bluff's post World War II residential architecture. The period of significance would be 1955, the year of its construction.

*This eligibility assessment is provided to assist in determining whether to pursue National Register Listing. It is not a guarantee of eventual National Register Listing.*

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Chicago Bauhaus & Beyond is a non-profit organization which celebrates and promotes 20th century modern architecture and design. Members encompass a diverse group of collectors, dealers, architects, designers, curators and enthusiasts. The group formed in 2004 in response to the need for a forum in which to gather information and communicate about architecture and design from the vastly creative 20th century modernist era, roughly 1930s-1970s. Beginning with the migration of the famed German Bauhaus school to Chicago, first as the New Bauhaus and later as the Institute of Design, and continuing through the evolution of modernism in the prolific post-WWII era and beyond, the group hosts social events, educational seminars and tours relating to modern aesthetics and design concepts, product design, graphic design, arts, crafts and architecture.

**Topics the group covers include:**

- Preservation through appreciation  
1930s...1940s...1950s...1960s...1970s...1980s...
  
  - Ralph David Anderson
  - Baldwin-Kingrey
  - Bartolucci & Waldheim
  - Roy "Bud" Binkley
  - Dennis Blair
  - Bordelon's
  - Edward Dart
  - Cal Tobin
  - William Deknatel
  - Eugene Deutch
  - Ruth Duckworth
  - Don Erickson
  - Burton Frank
  - Buckminster Fuller
  - Bruce Goff
  - Bertrand Goldberg
  - Ernest A Grunsfeld III FAIA
  - David Haid
  - Robert Hausner
  - Raymond Hazekamp
  - Michael & Frances Higgins
  
  - 10 Years of Chicago Bauhaus and Beyond – and Goals for the Next Decade
  - Mid Mod Remod Do's and Don'ts
  - tours
  - seminars
  - modernism shows
  - museum exhibitions
  - gallery showings
  - ... and many, many MORE!
- Edward Humrich
  - Institute of Design
  - Keck & Keck
  - Katherine Kuh
  - John Randall McDonald
  - John V. McPherson
  - Laszlo Moholy-Nagy
  - New Bauhaus
  - Ralph Rapson
  - Richard Schultz
  - School of Design
  - Paul Schweikher
  - James Speyer
  - Dennis Stevens
  - Angelo Testa
  - H. P. Davis Rockwell
  - Mies van der Rohe
  - Harry Weese
  - Edmond Zisook
  - ... and many, many MORE!

For more details on Chicago Bauhaus and Beyond, please contact: Joe Kunkel  
joe@jetsetmodern.com or (T) 312-371-0986

# **KECK & KECK: MID-CENTURY MODERNISTS**



**Joe Kunkel 312-371-0986**

**President: Chicago Bauhaus and Beyond**

**Realtor: Baird & Warner**

**[www.modernproperty.com](http://www.modernproperty.com)**

# CHICAGO BAUHAUS AND BEYOND



a non-profit organization founded in 2004 which celebrates and promotes 20th century modern architecture and design

collectors, dealers, architects, designers, curators and enthusiasts.

gather information and communicate about architecture and design from the vastly creative 20th century modernist era, roughly 1930s-1970s.

Beginning with the migration of the famed German Bauhaus school to Chicago, first as the New Bauhaus and later as the Institute of Design, and continuing through the evolution of modernism in the prolific post-WWII era and beyond, the group hosts social events, educational seminars and tours relating to modern aesthetics and design concepts, product design, graphic design, arts, crafts and architecture.

## ARCHITECTS

- George Fred Keck 1895 – 1980: Born in Watertown, WI, studied engineering and architecture at Univ of IL.
- Worked at D.H. Burnham & Co; Schmidt, Garden and Martin
- William Keck 1908 – 1995
- Settled in 1921 in Chicago. Worked with Chicago Workshops, a group of artists modeled upon the Austrian Werkbund and former members. Led to his role in the New Bauhaus, which had broad impact on design in Chicago
- Private practice 1926

# NEW BAUHAUS, AMERICAN SCHOOL OF DESIGN

- In 1937, an industrial design school broke away from the Art Institute of Chicago to train designers using Bauhaus methods, bringing Laszlo Moholy-Nagy to Chicago for the New Bauhaus. Mies van der Rohe came to the Armour Institute in Chicago. Walter Gropius went to Harvard.
- New Bauhaus become the Institute of Design (merged with IIT)
- Keck served as architecture department head and part-time teacher for 5 years while in practice. Appointed Ralph Rapson as his successor.

# WILLIAM KECK

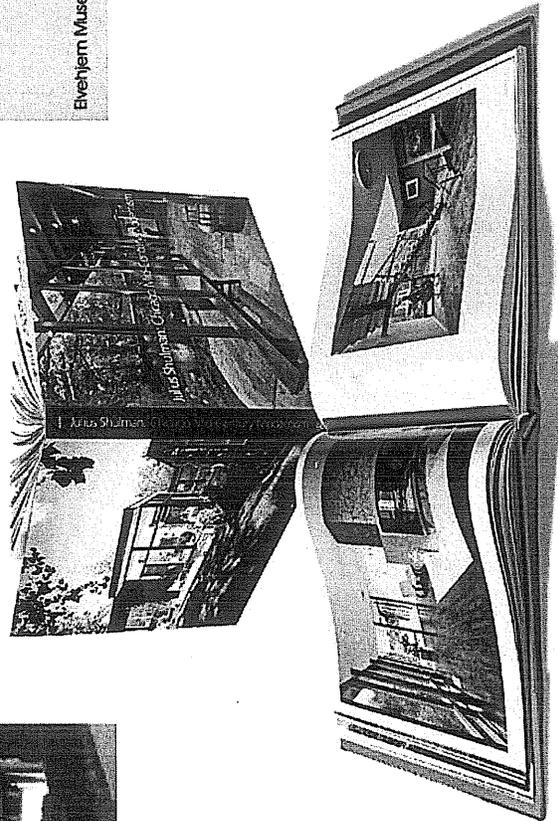
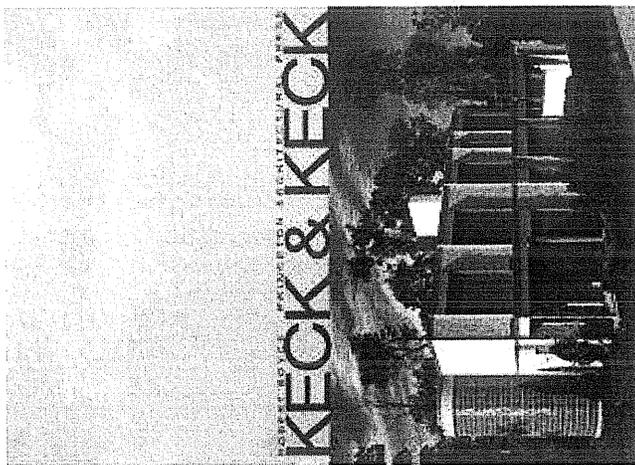
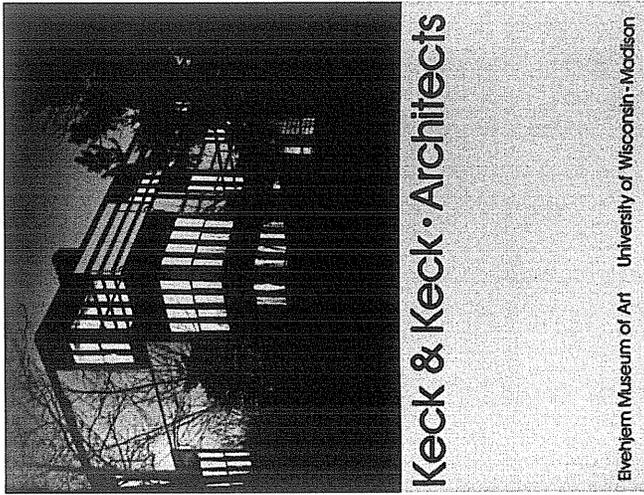
ORAL HISTORY OF WILLIAM KECK

Interviewed by Betty J. Blum

Compiled under the auspices of the  
Chicago Architects Oral History Project  
Ernest R. Graham Study Center for Architectural Drawings  
Department of Architecture  
The Art Institute of Chicago  
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The Art Institute of Chicago



# BOOKS

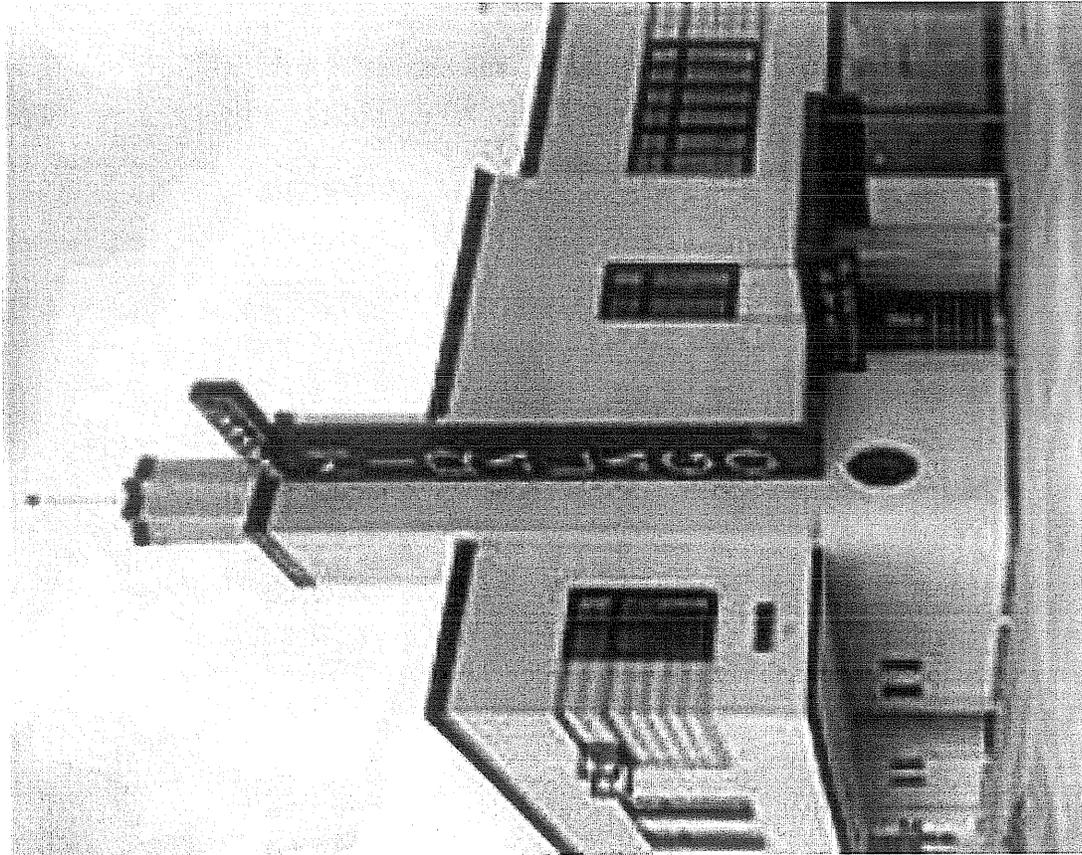


## DESIGN TRADEMARKS

- Designed modern award-winning, affordable homes in the Chicago area and Midwest 1935 - 1979
- Flat roof
- Passive solar
- Indirect lighting
- Cedar siding, common brick
- Radiant heated floors
- Post & Beam construction (wood or steel)
- Modular design
- Ventilation louvers with thermopane glass

# MIRALAGO BALLROOM

Wilmette, IL 1930 with Vale Faro



# MIRALAGO BALLROOM 1930

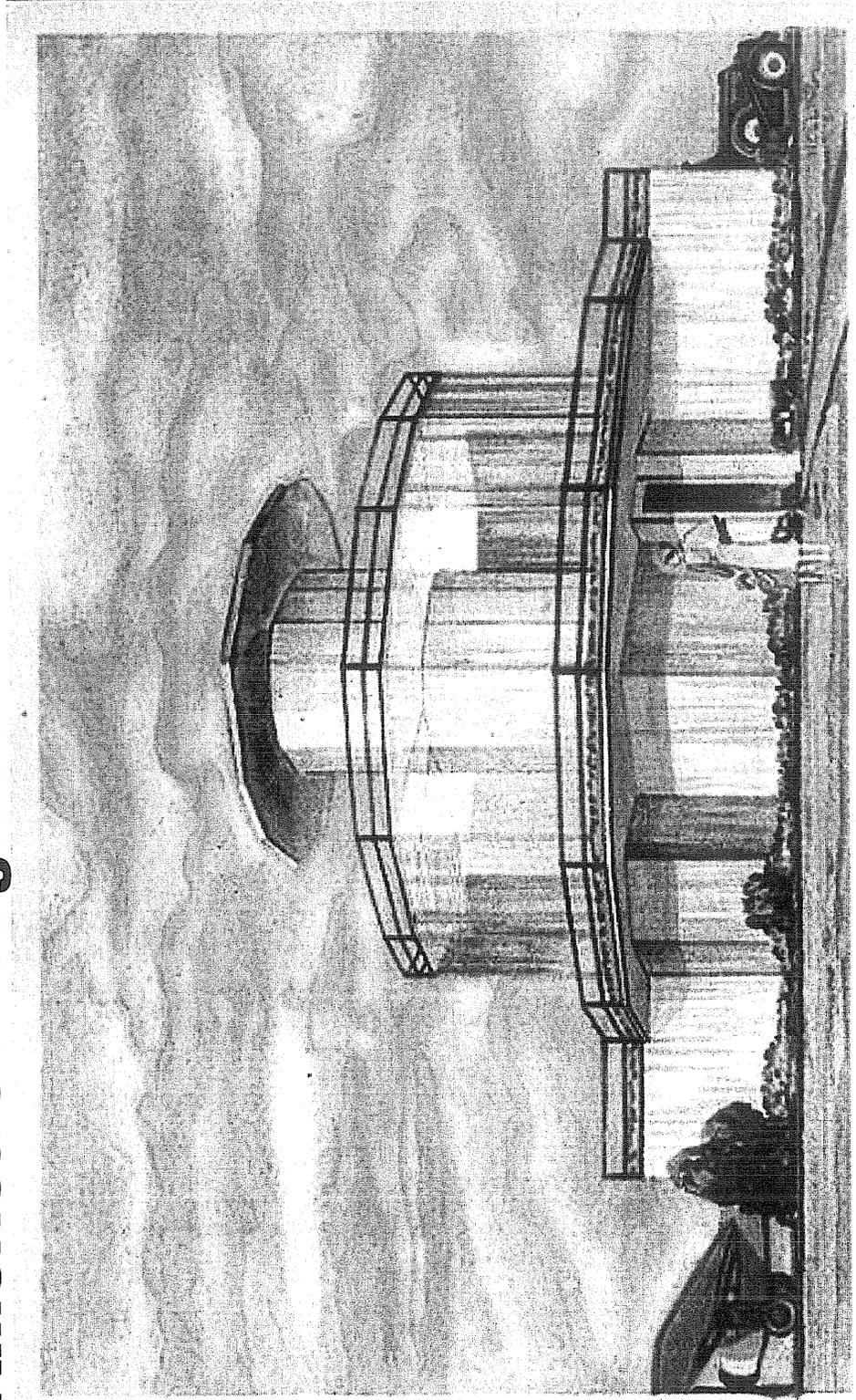


“No Man’s Land”  
Wilmette, IL  
Plaza del Lago



# CHICAGO CENTURY OF PROGRESS EXPOSITION

## House of Tomorrow 1933, America's first glass house

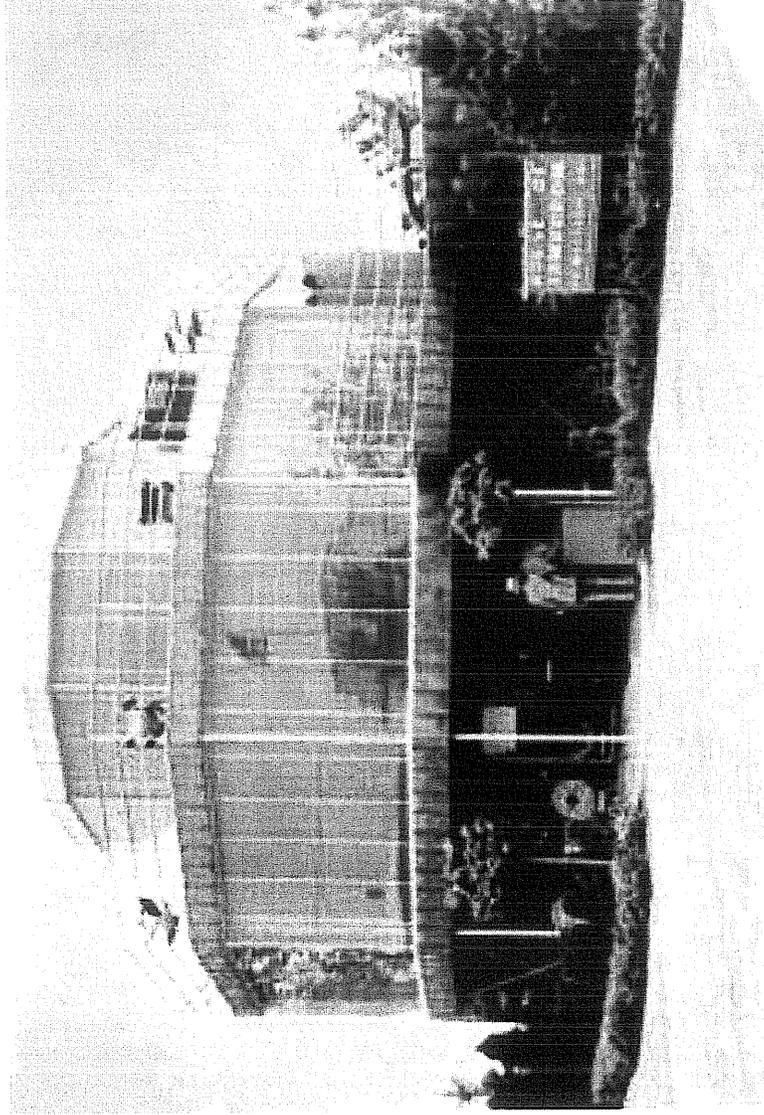


©1937. R. H. D. CO.

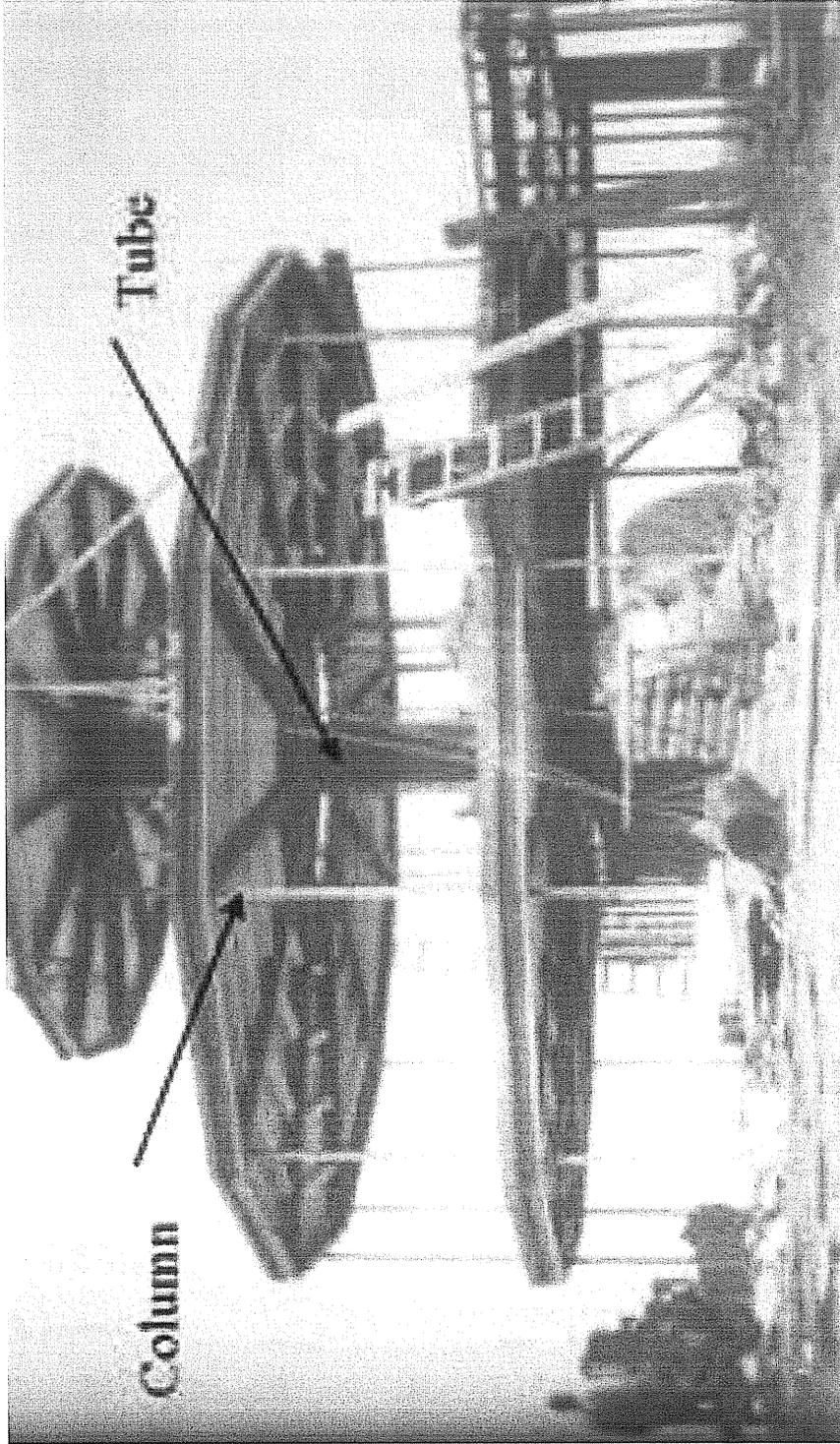
THE HOUSE OF TOMORROW

# CHICAGO CENTURY OF PROGRESS EXPOSITION

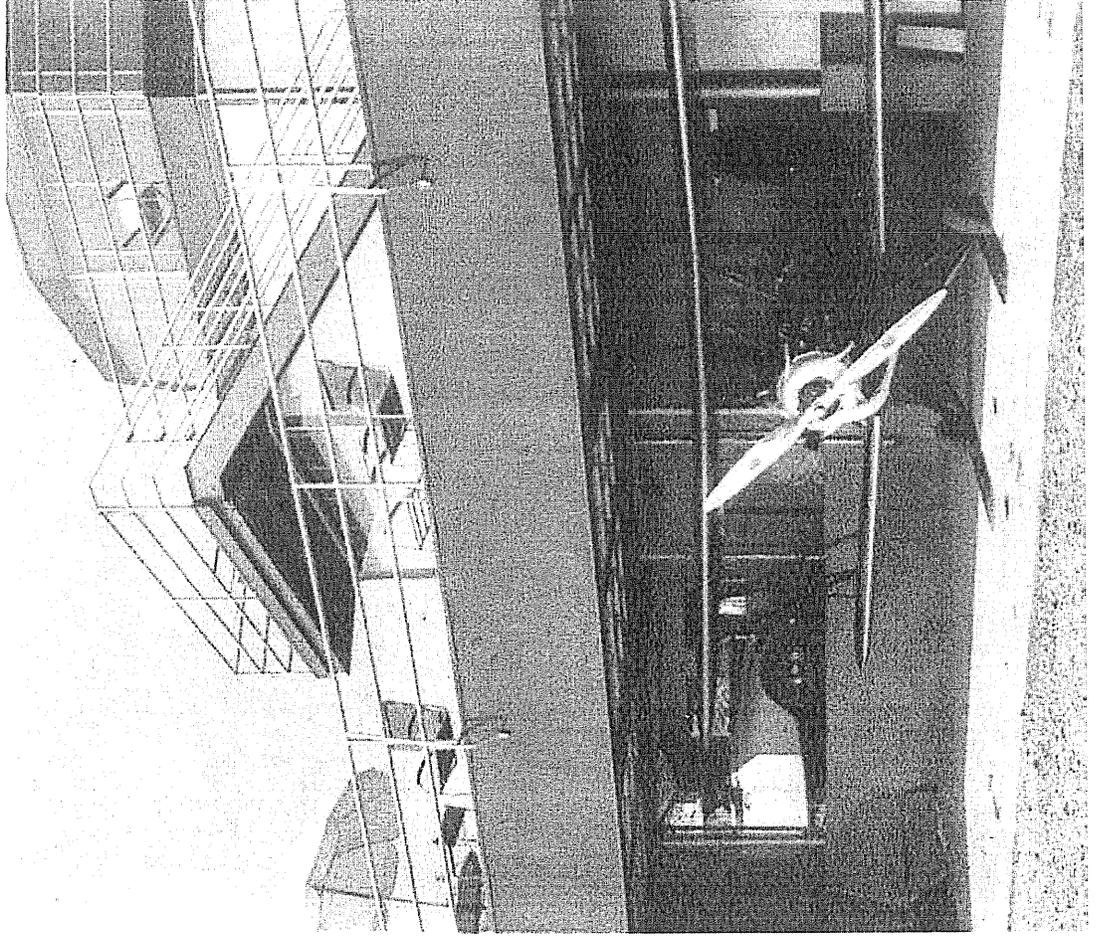
House of Tomorrow 1933



# HOUSE OF TOMORROW 1933

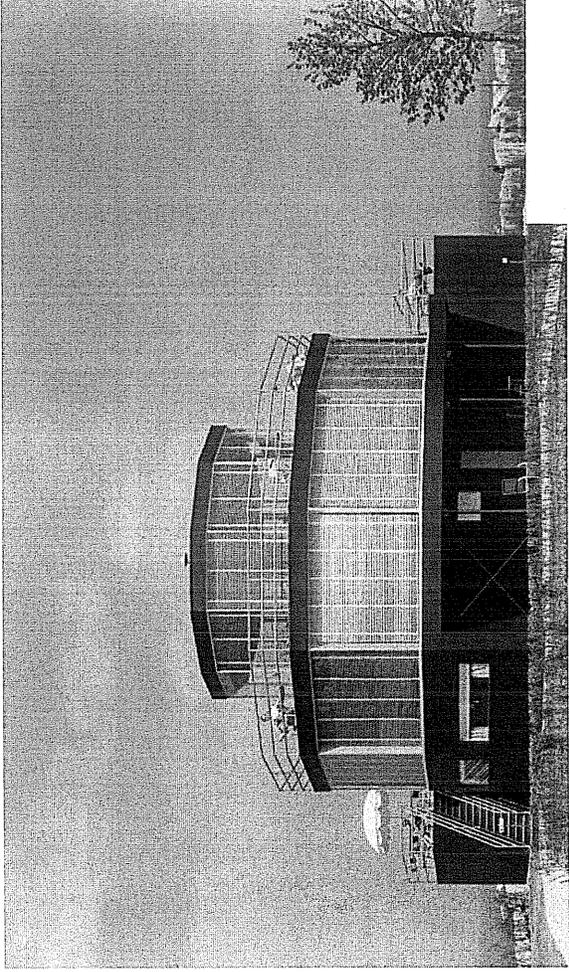


# HOUSE OF TOMORROW 1933



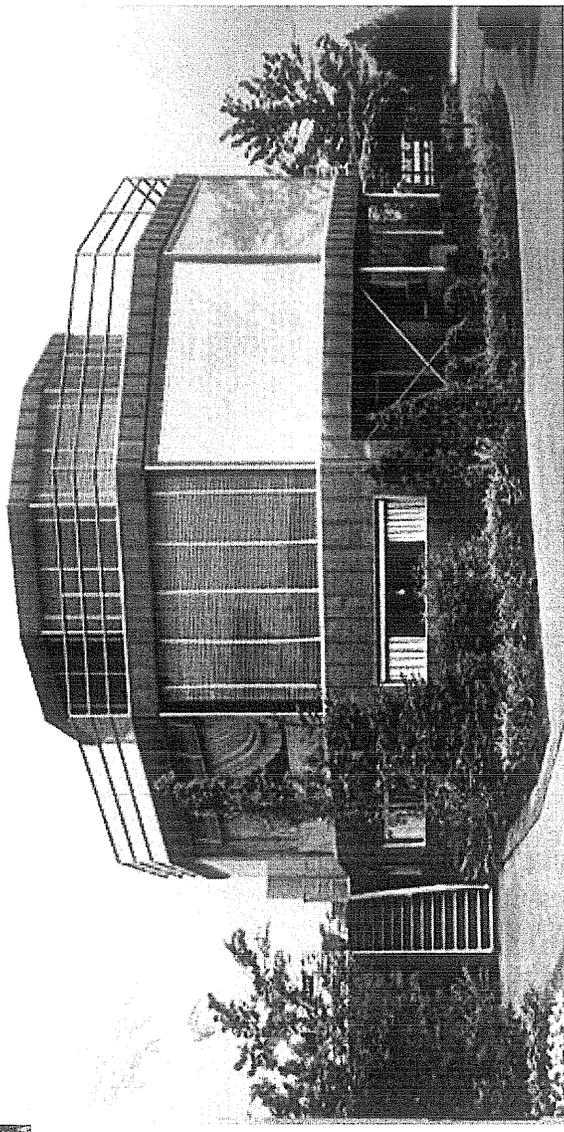
# HOUSE OF TOMORROW 1933

Moved in 1934 to Beverly Shores, IN by developer Robert Bartlett



Ground floor enclosed

Windows replaced to operable windows



# HOUSE OF TOMORROW 1933

In sad condition in Indiana Dunes National Lakeshore.....  
you can thank the National Park Service ☹️

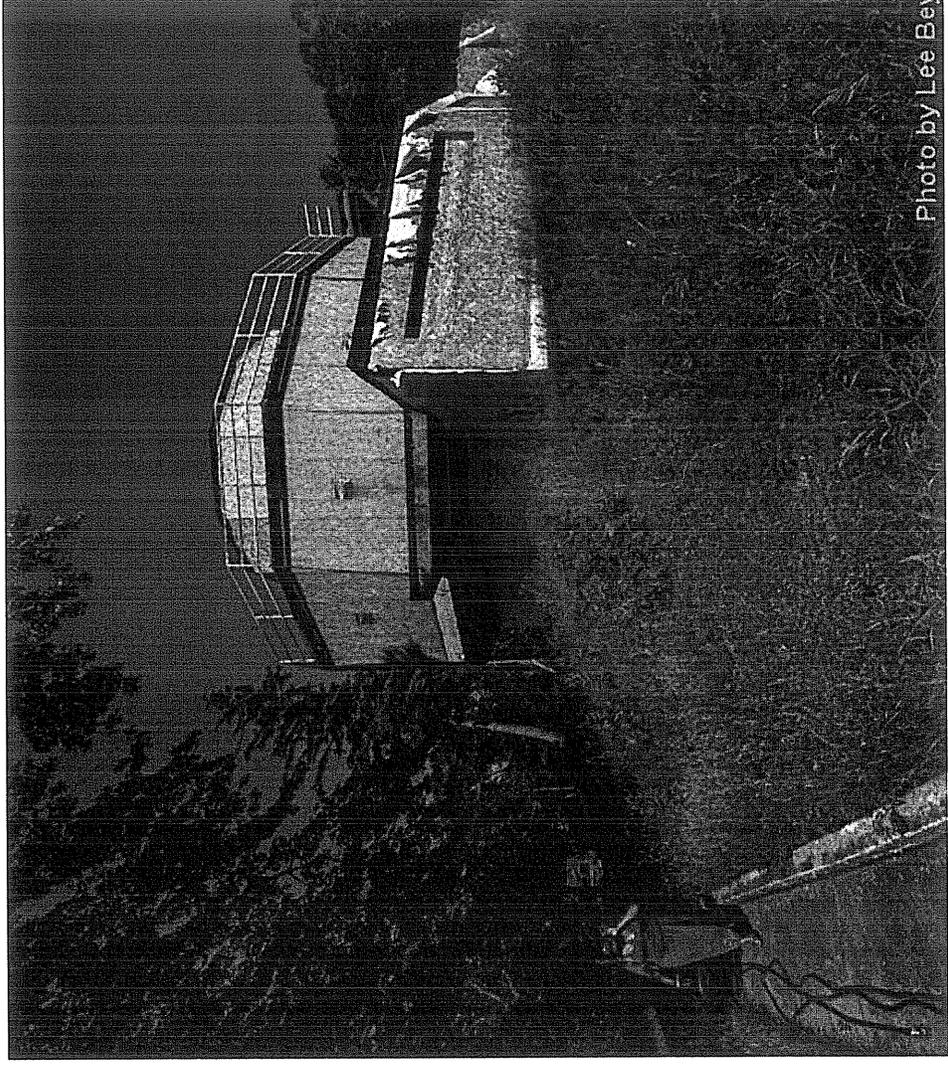
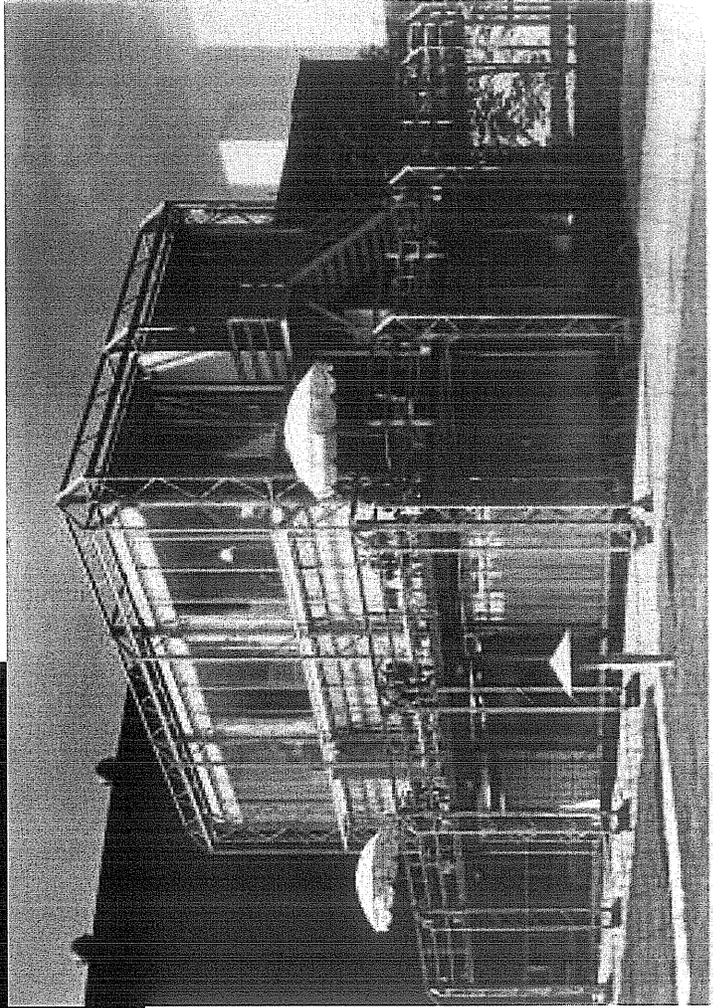
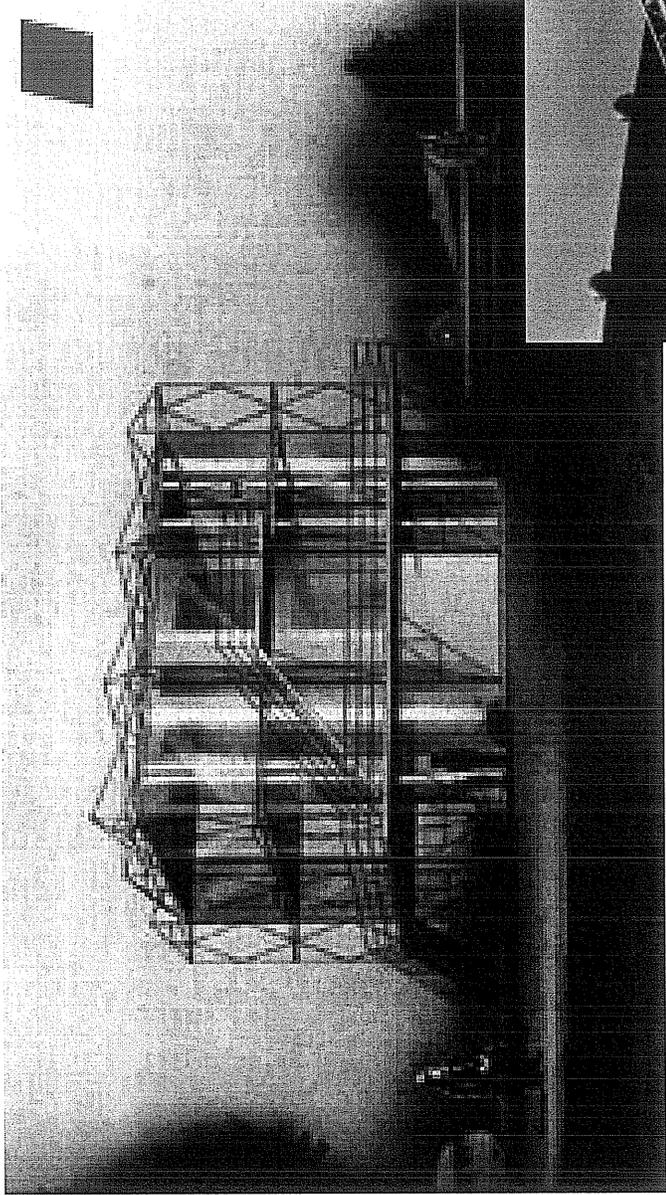


Photo by Lee Bey

Photo: Lee Bey 2012

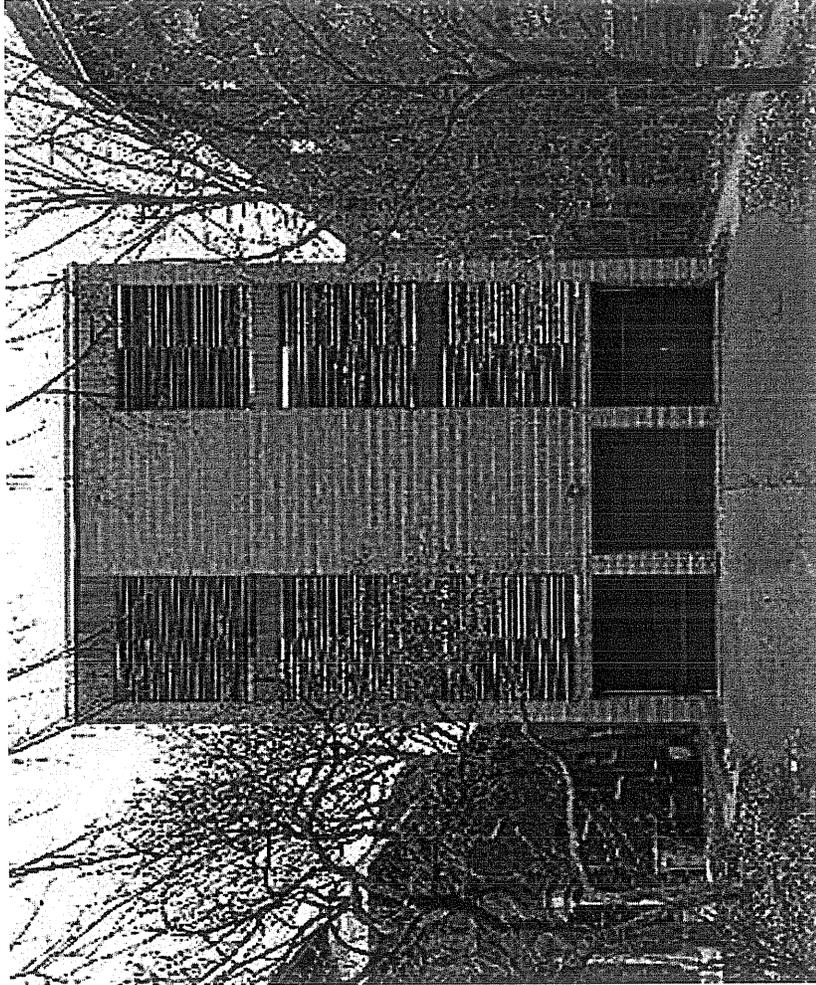
# CRYSTAL HOUSE 1934



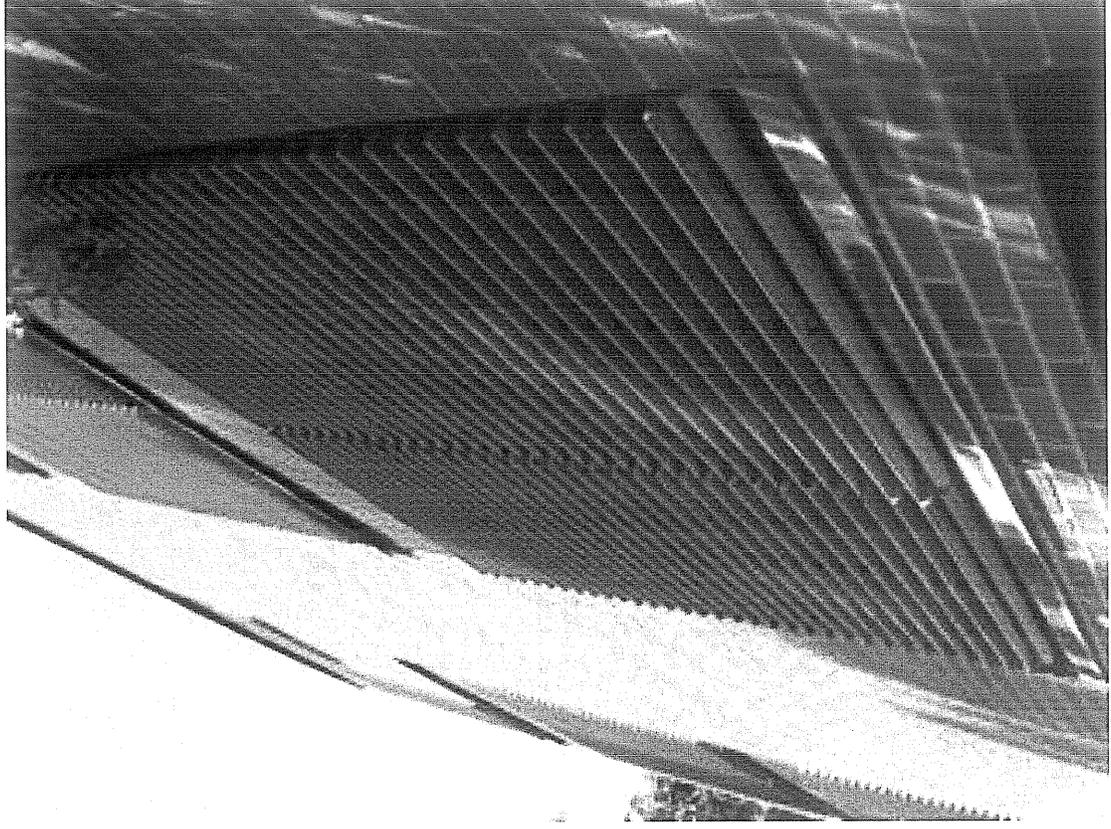
## DEVELOPMENTS

- Solar Park in Glenview (1940, Chicago Tribune)
- Pre-fab housing development of Green's Ready-Builts in Rockford
- Forest Crest subdivision, Glencoe
- Solar Lane, Flossmoor
- Olympia Woods, Olympia Fields
- ..... plus many custom homes 919+ projects

5551 S. UNIVERSITY 1937



Keck-Gottschalk-Keck Apartment Building



5551 S. UNIVERSITY 1937

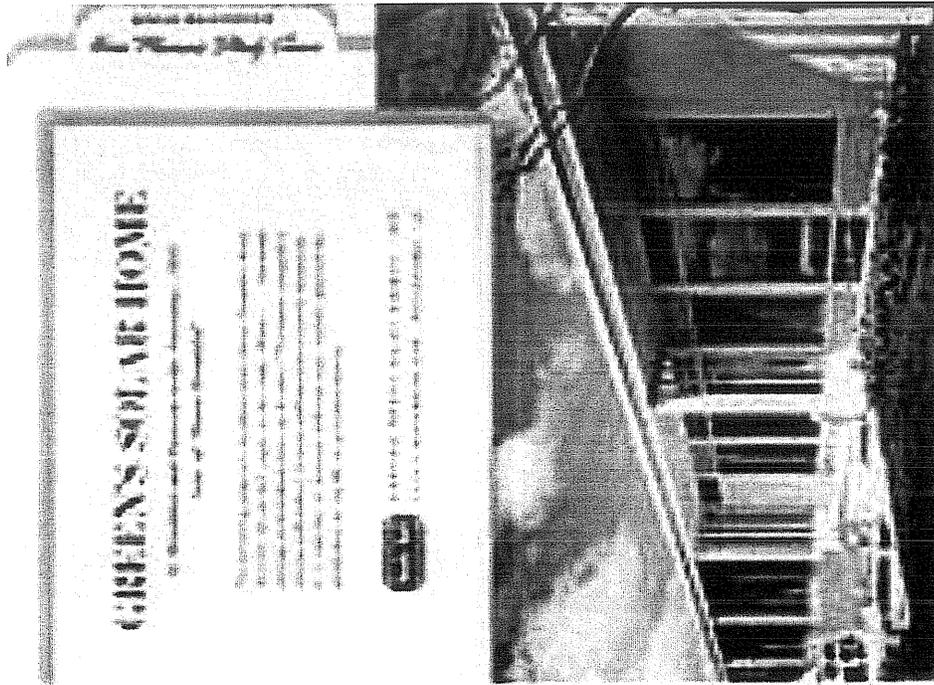


# JOHNSON HOUSE, 1938

Flooded roof for evaporative cooling



# GREEN'S READY-BUILT PRE-FAB, 1942, 1946+



Well over 100 built in 5 states

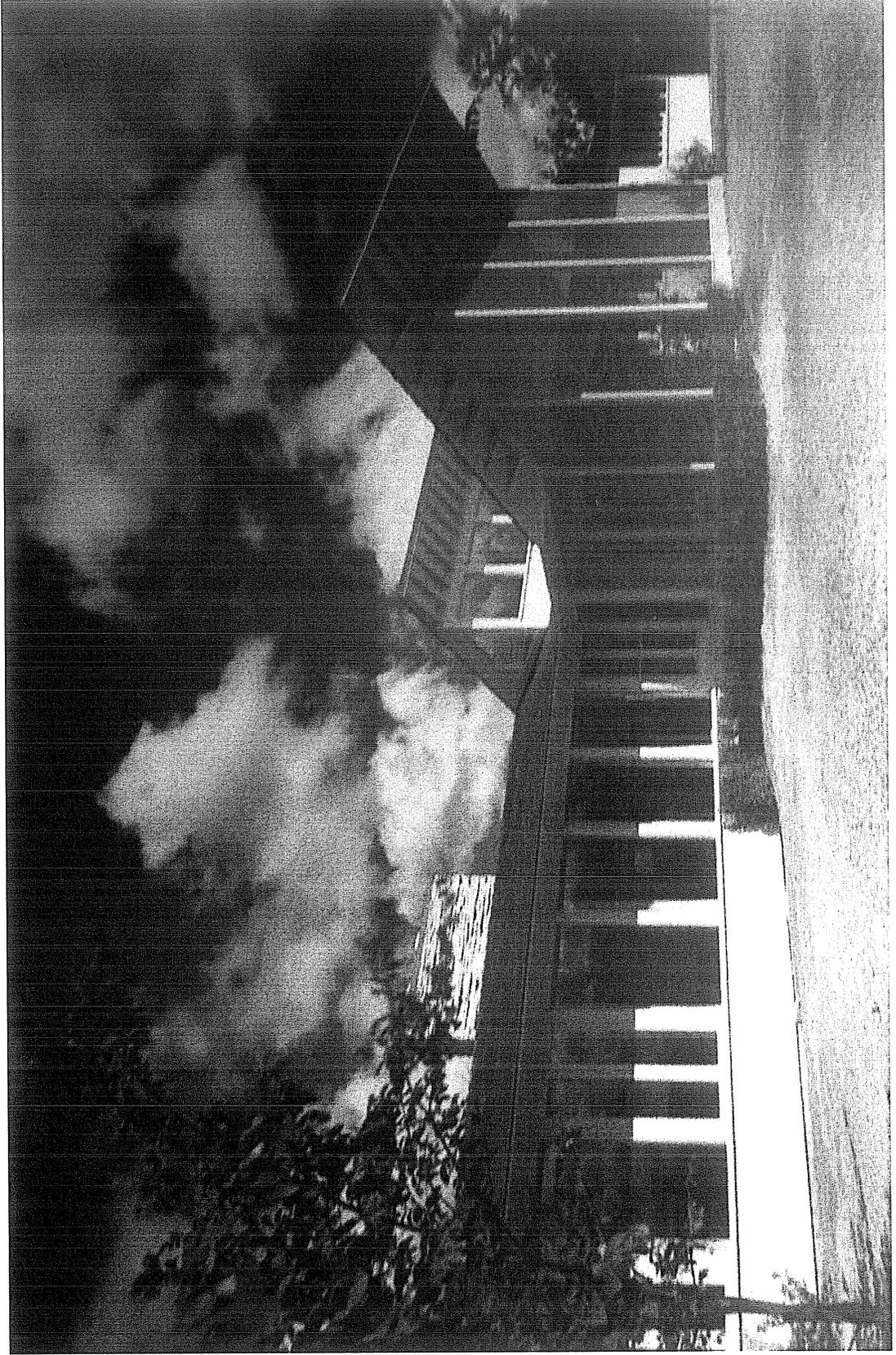
Ready 60-90 days after ordering

Modular panels

Roof sections 39" x 12'

Wall sections 39" x 8'

**SOLAN HOUSE  
SOLAR PARK, GLENVIEW, IL 1942**



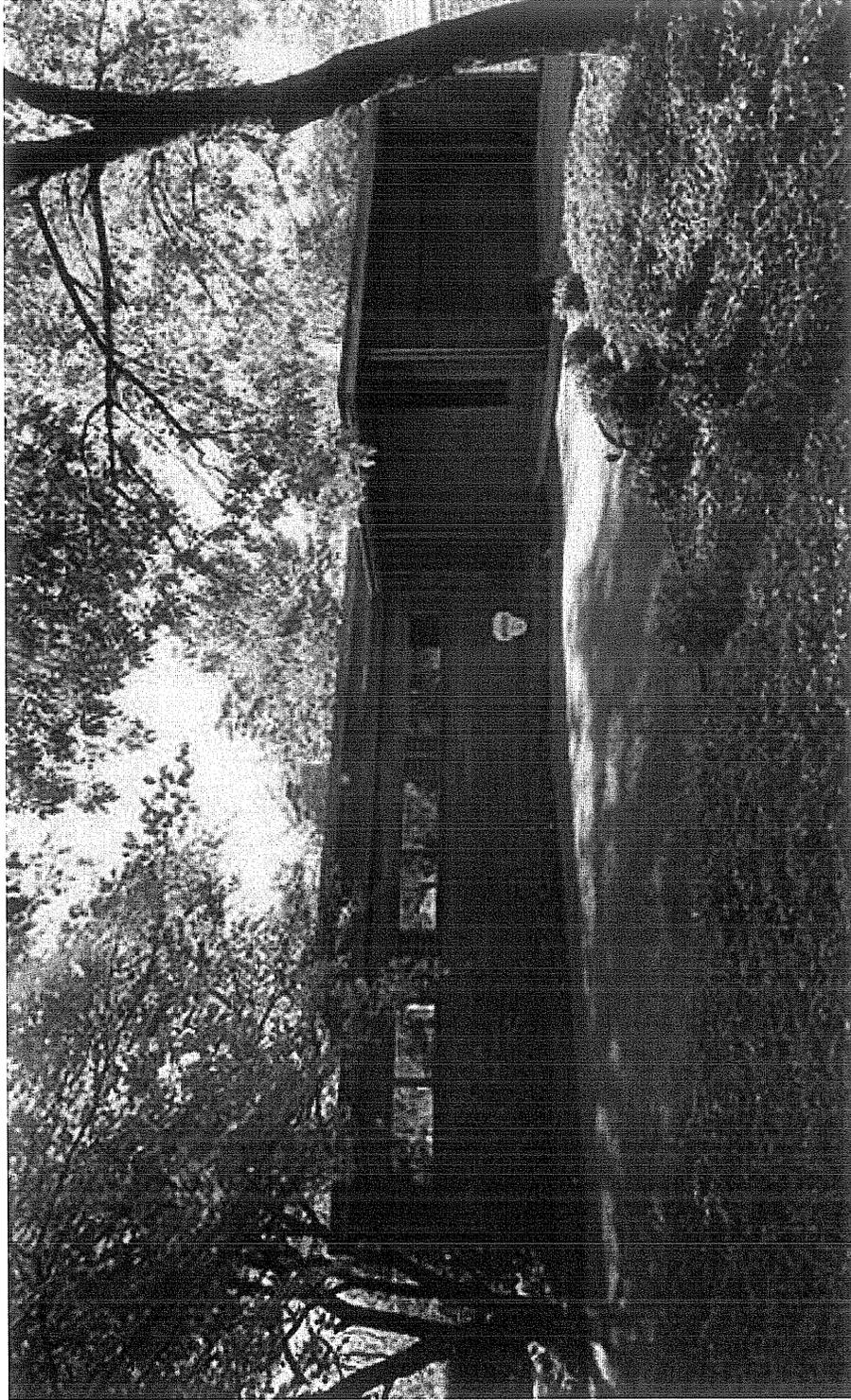
# FAGAN HOUSE, LAKE FOREST 1948

Alexander Archipenko glass screen, interior design by Marianne Willisch,  
Alexander Calder mobile

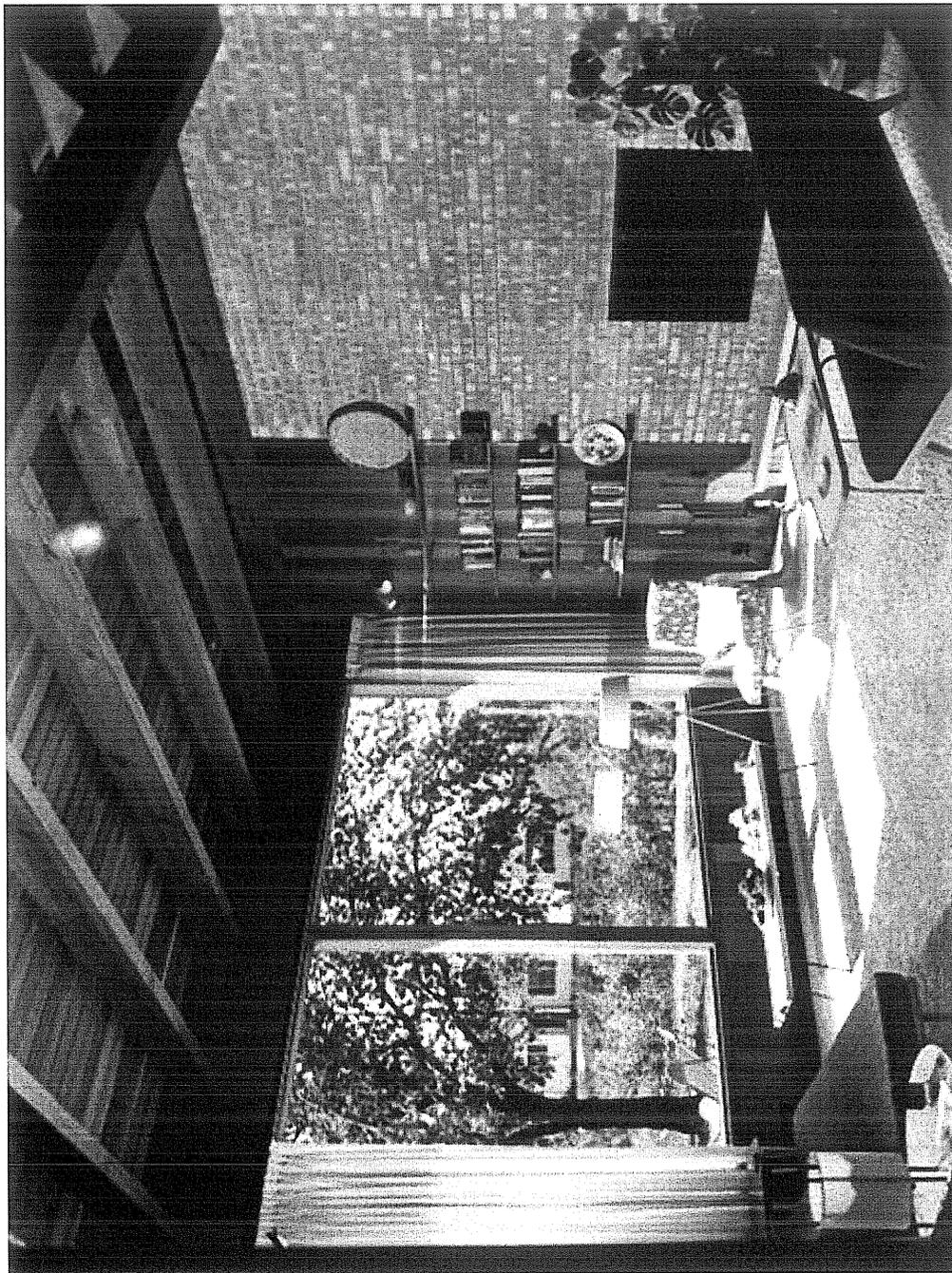


# GORDON HOUSE, CHICAGO HEIGHTS 1952

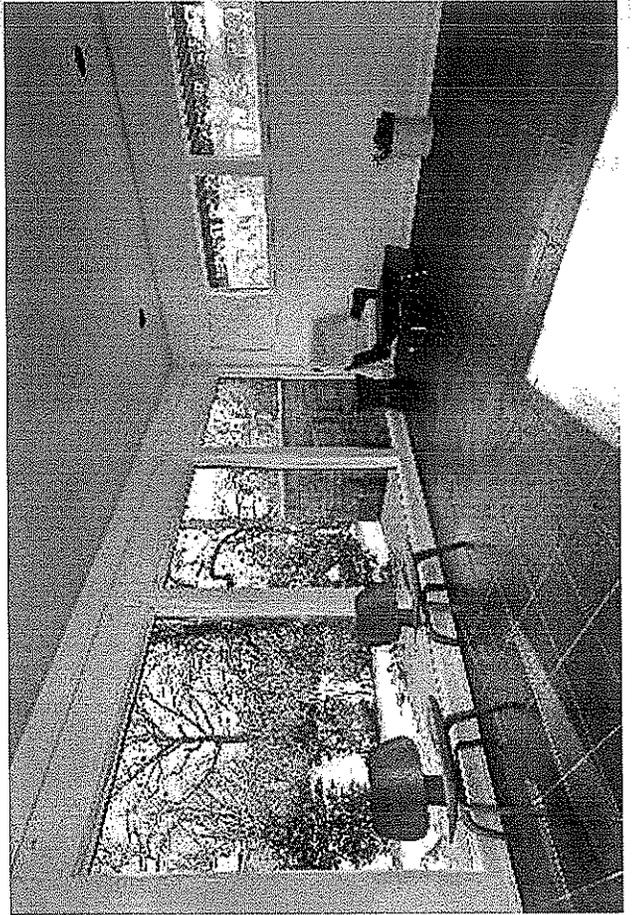
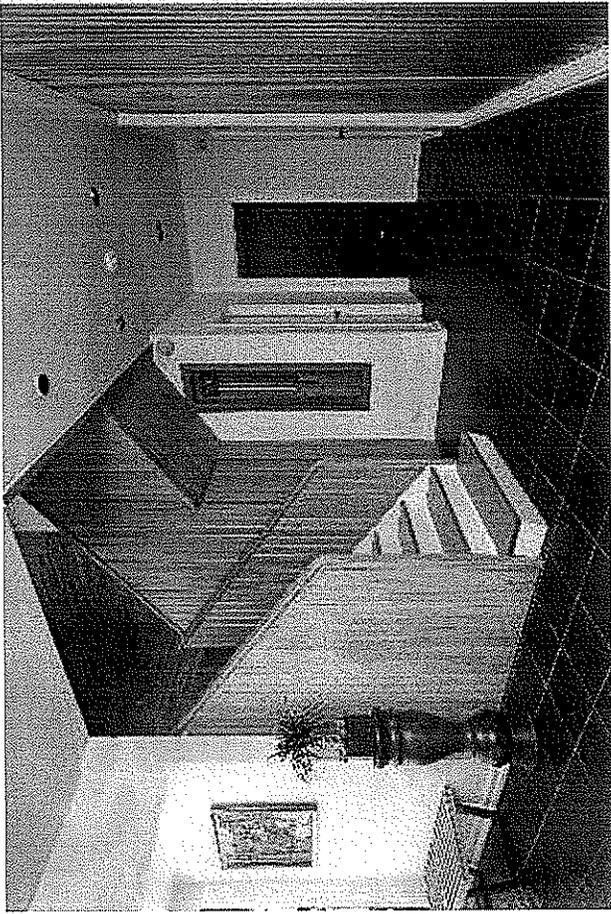
Passive solar heating, slate floors, redwood siding



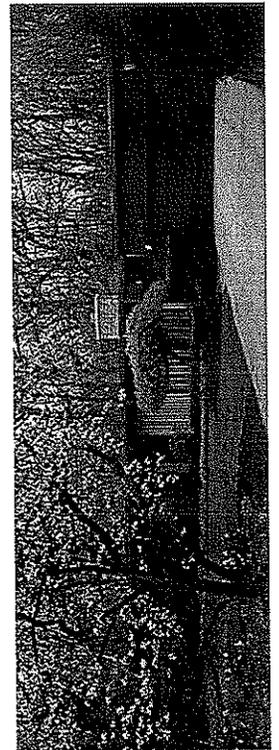
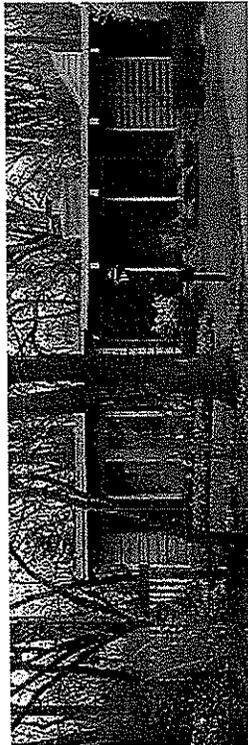
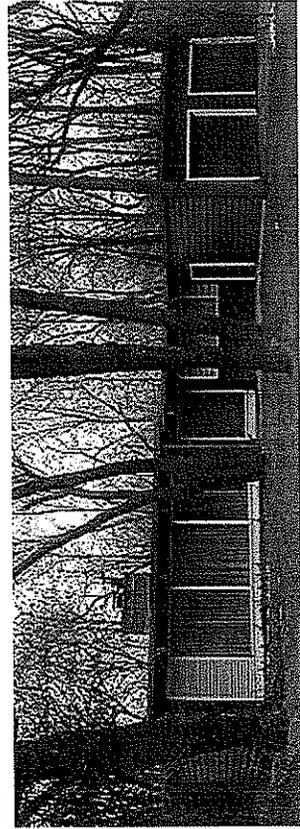
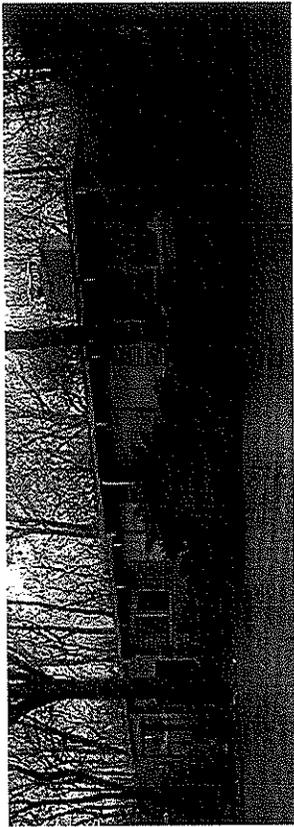
# GORDON HOUSE, CHICAGO HEIGHTS 1952



# HIGHLAND PARK, IL



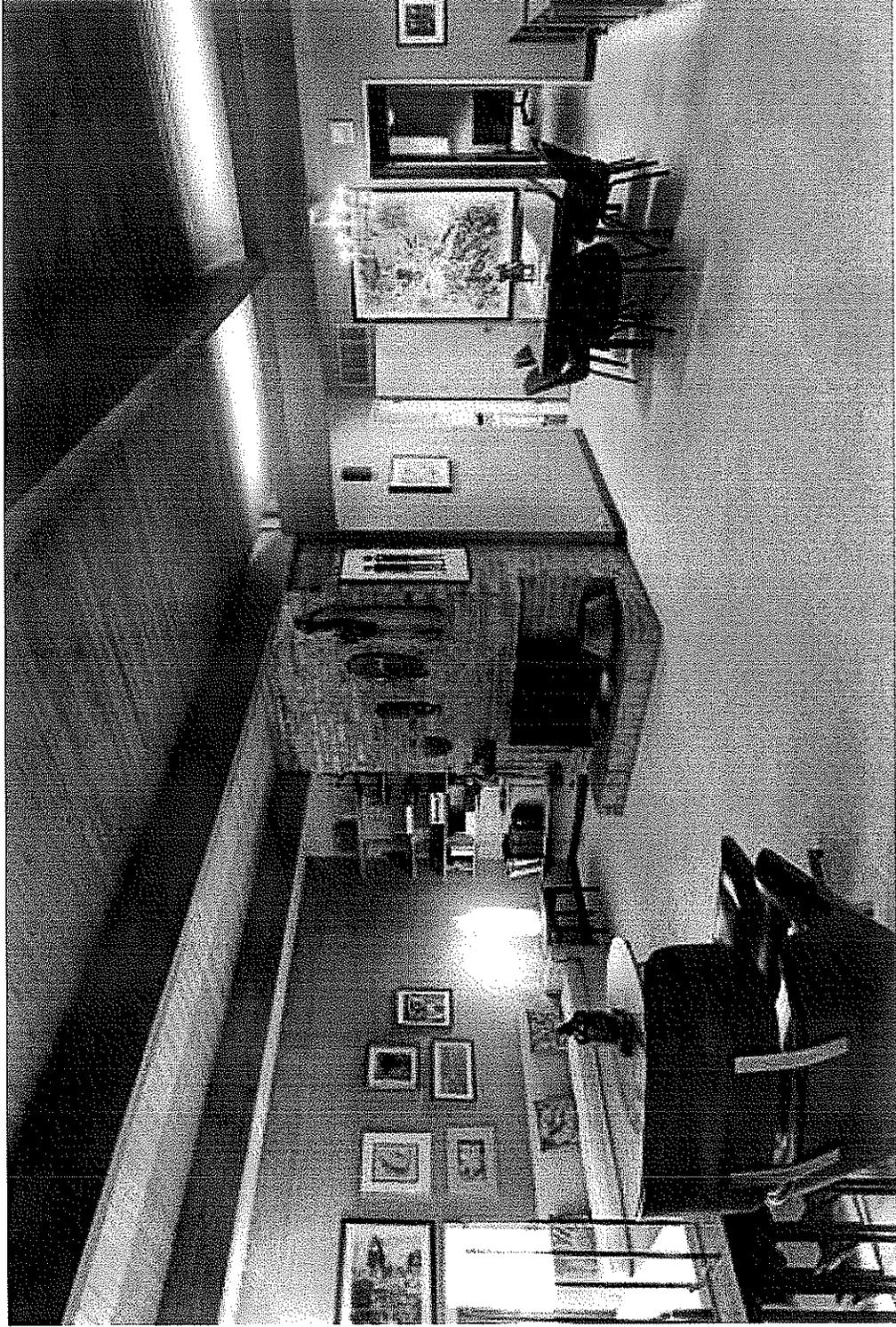
# FOREST CREST    GLENCOE, IL 1951



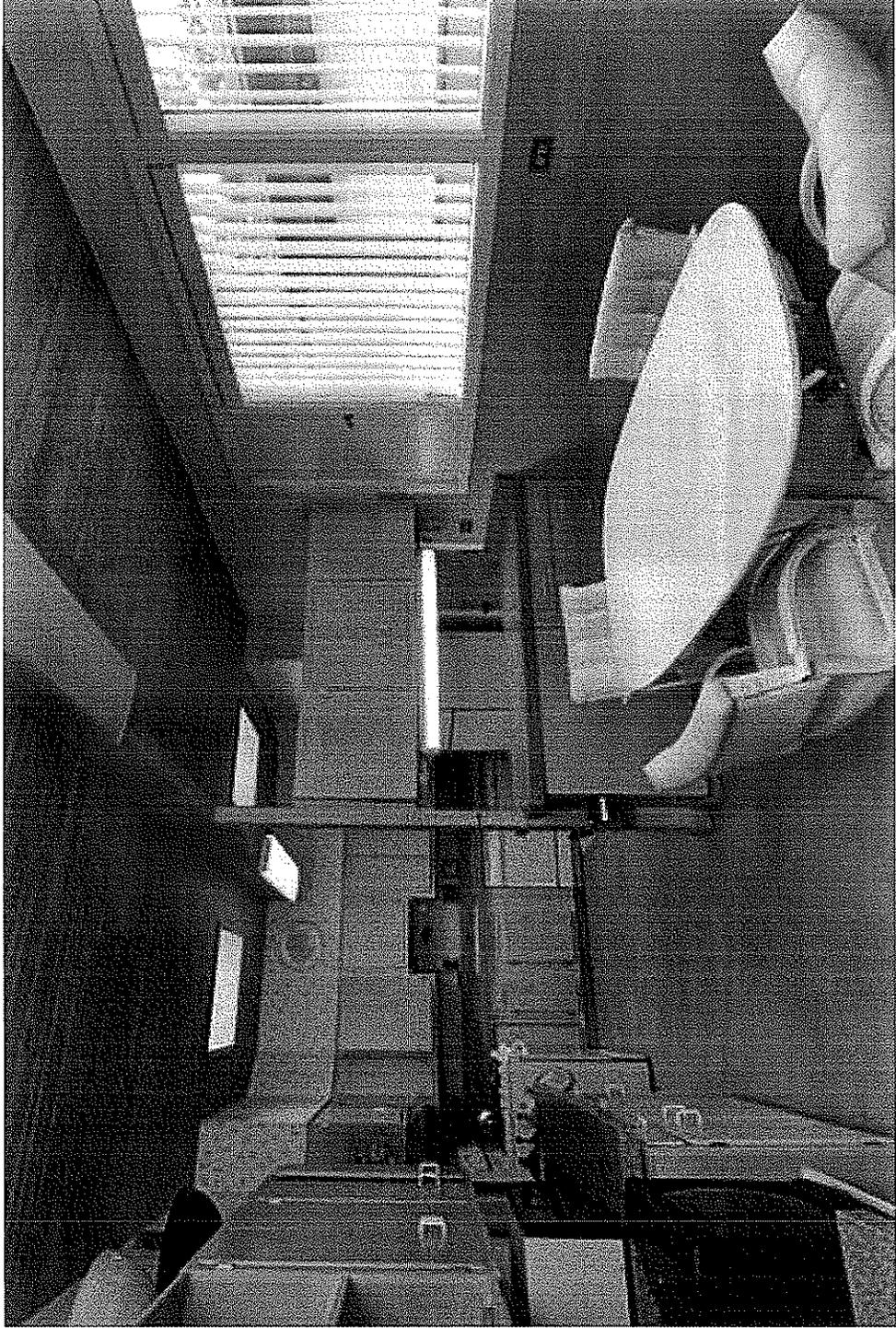
# FOREST CREST, KATZ 1953



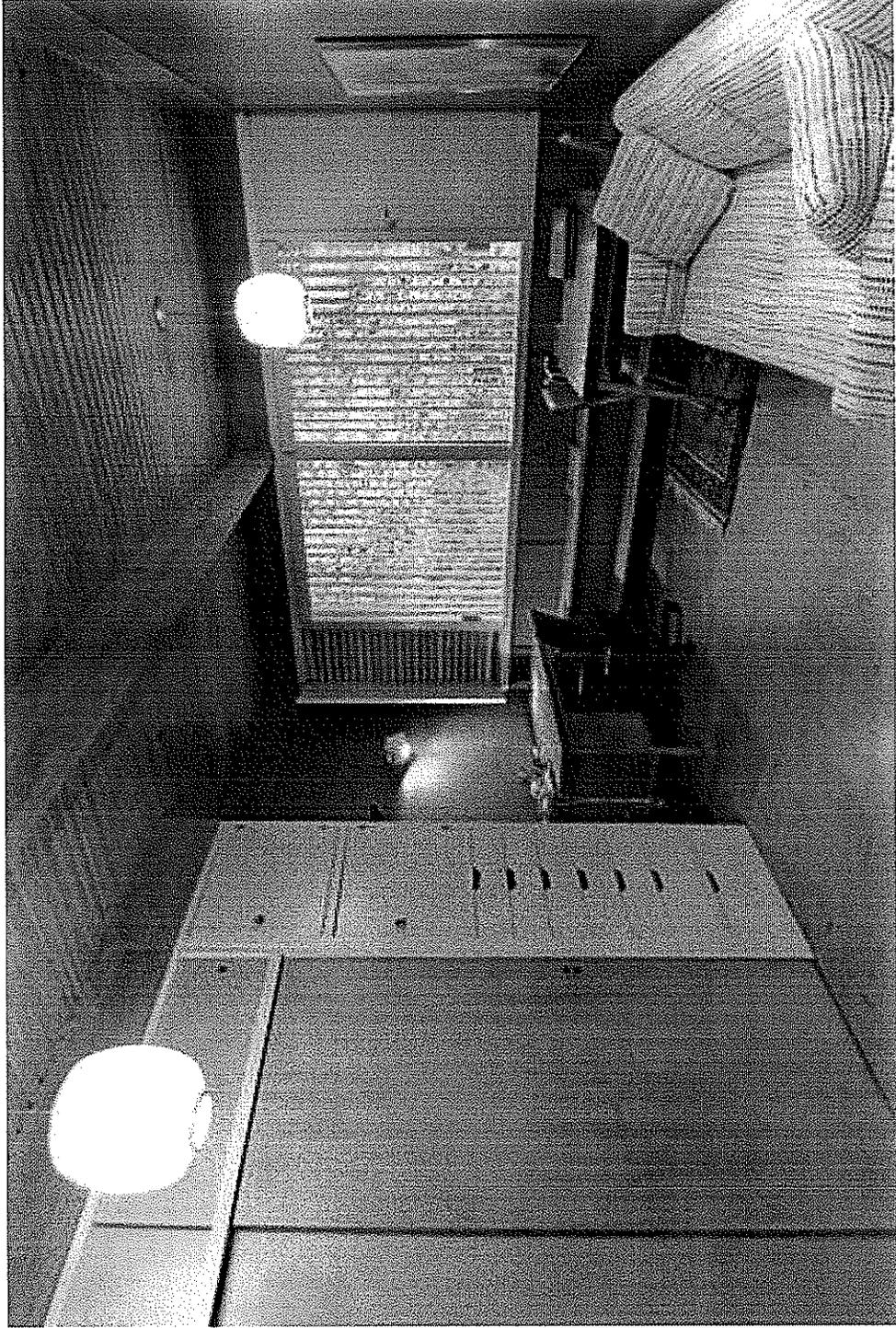
# FOREST CREST, KATZ 1953



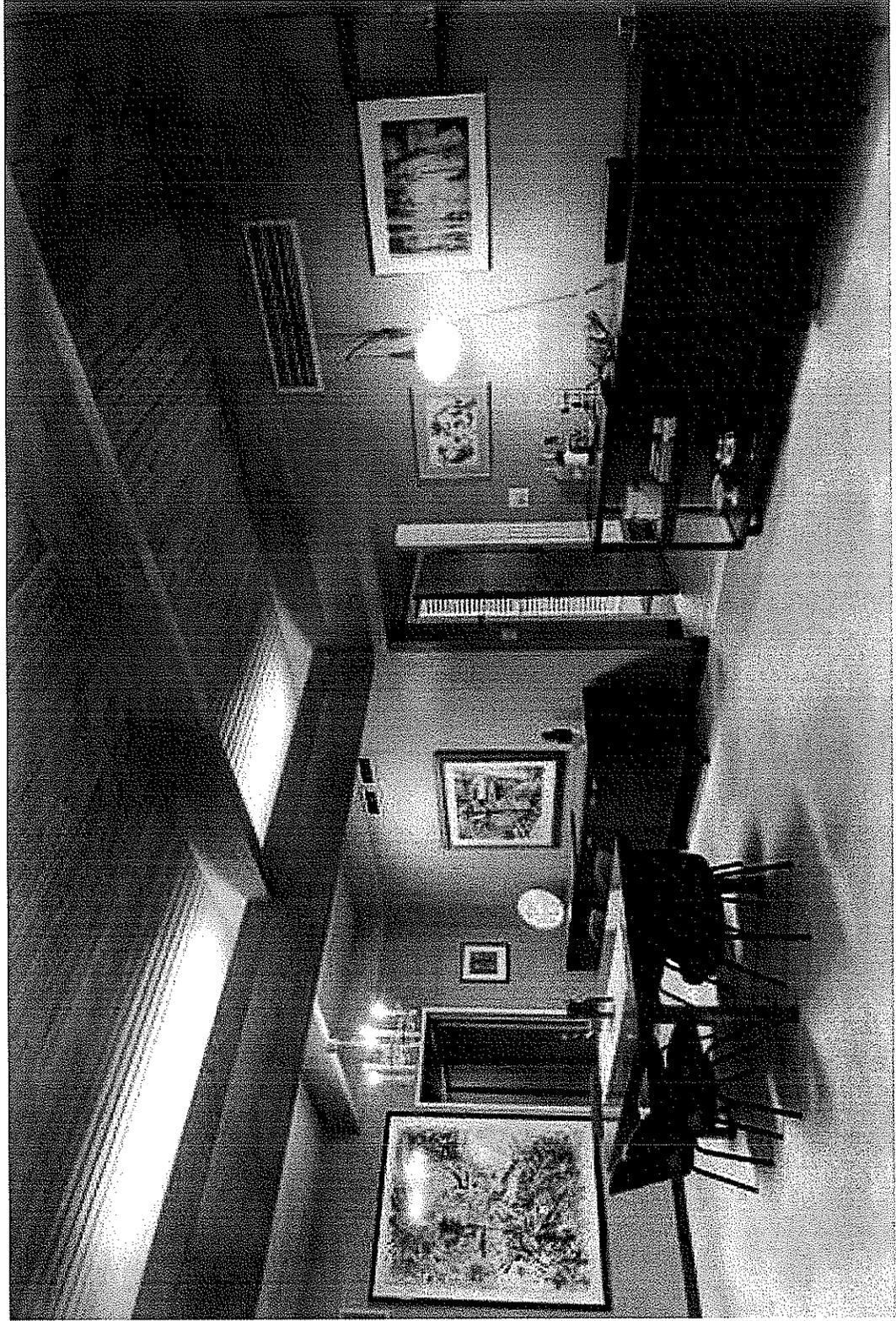
# FOREST CREST, KATZ 1953



# FOREST CREST, KATZ 1953



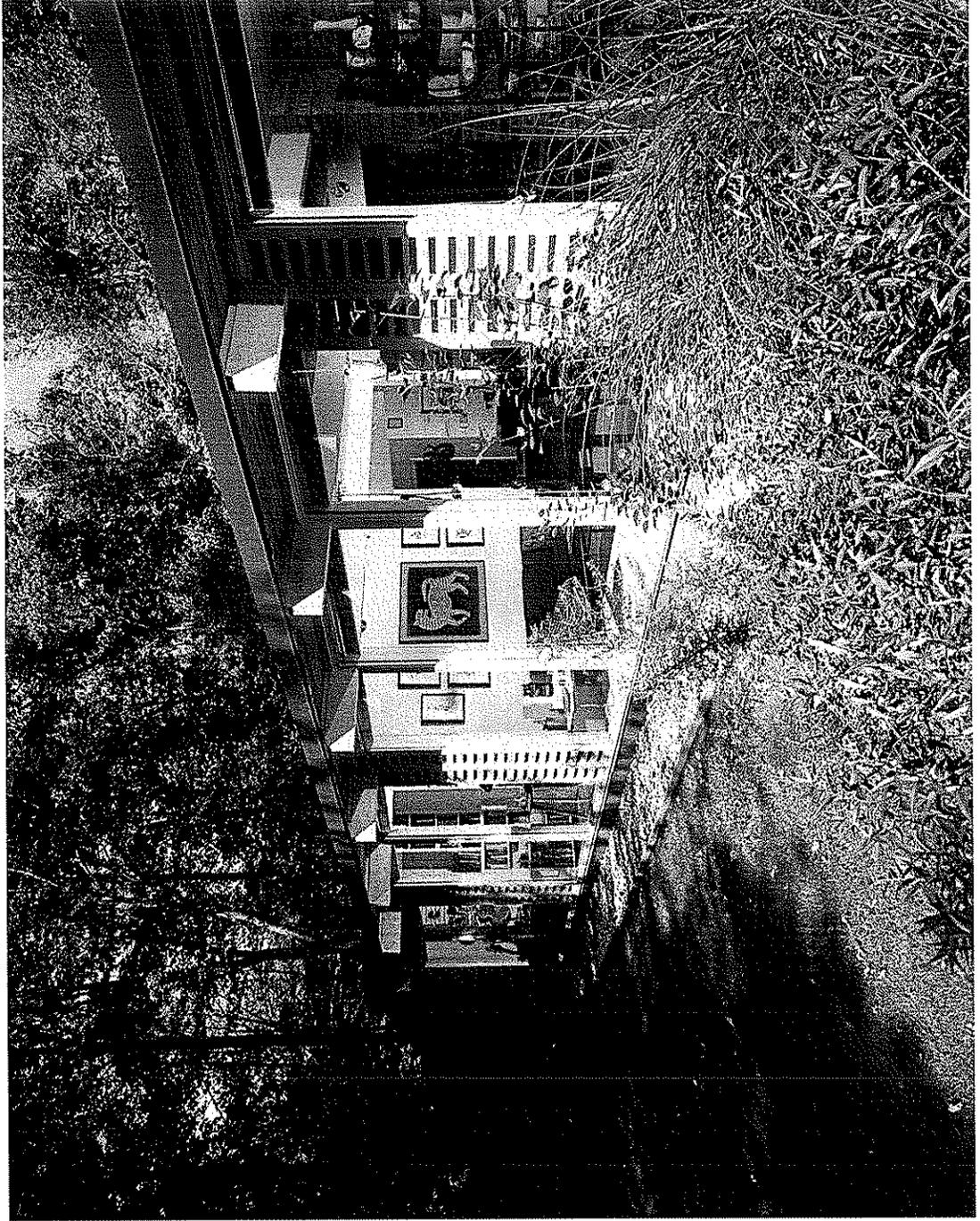
# FOREST CREST, KATZ 1953



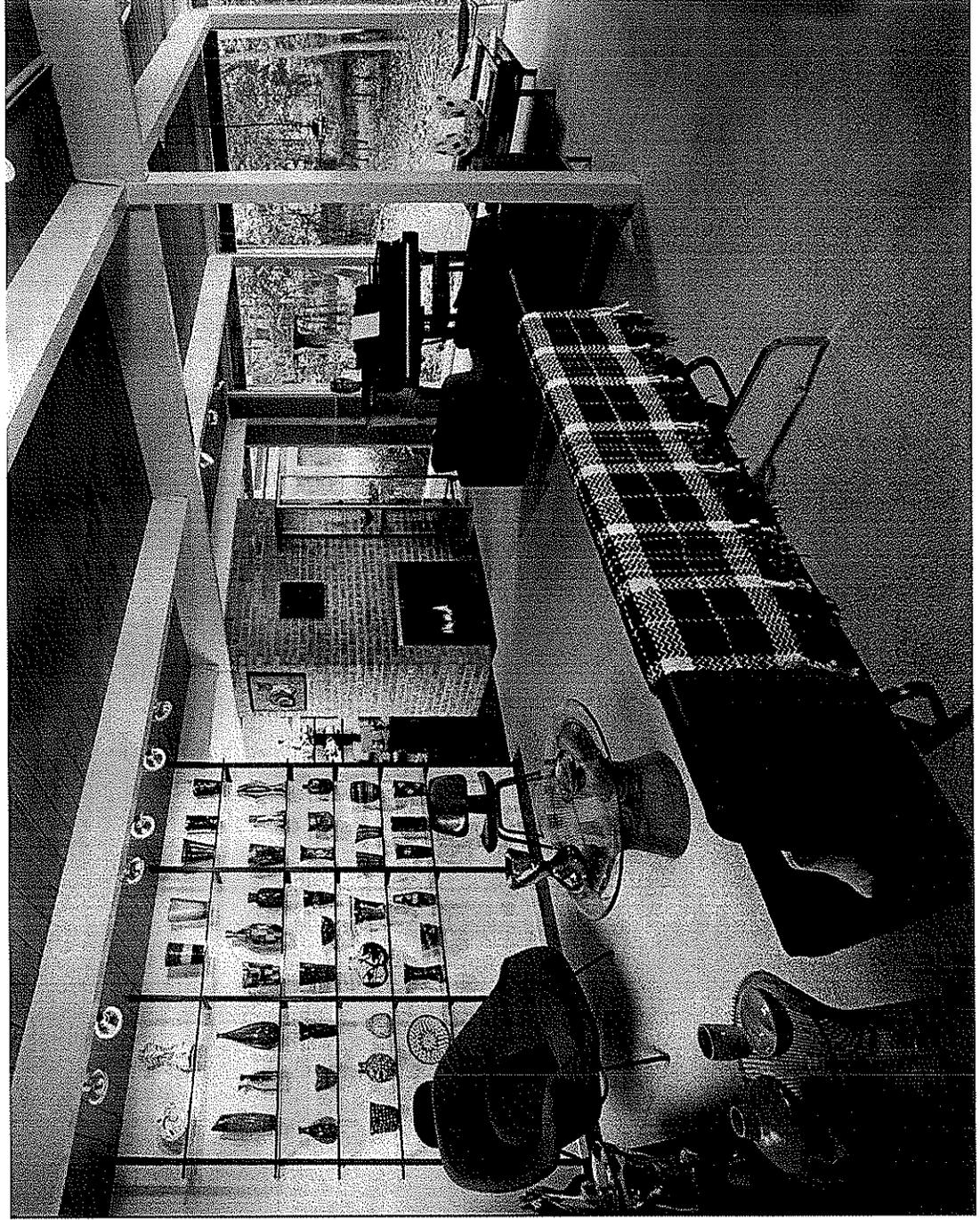
# FOREST CREST, KATZ 1953



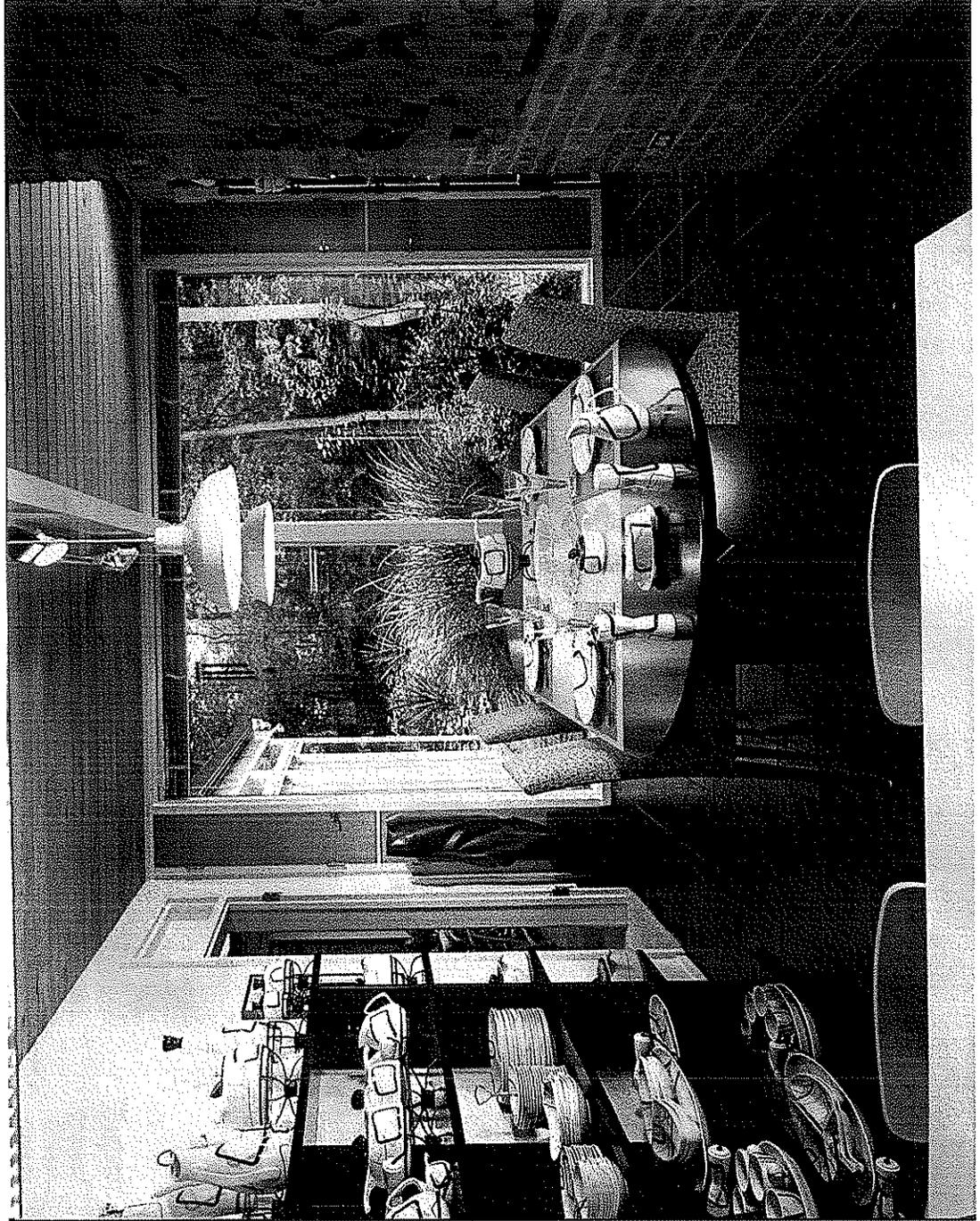
# MINSK HOUSE, RIVERWOODS 1955



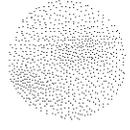
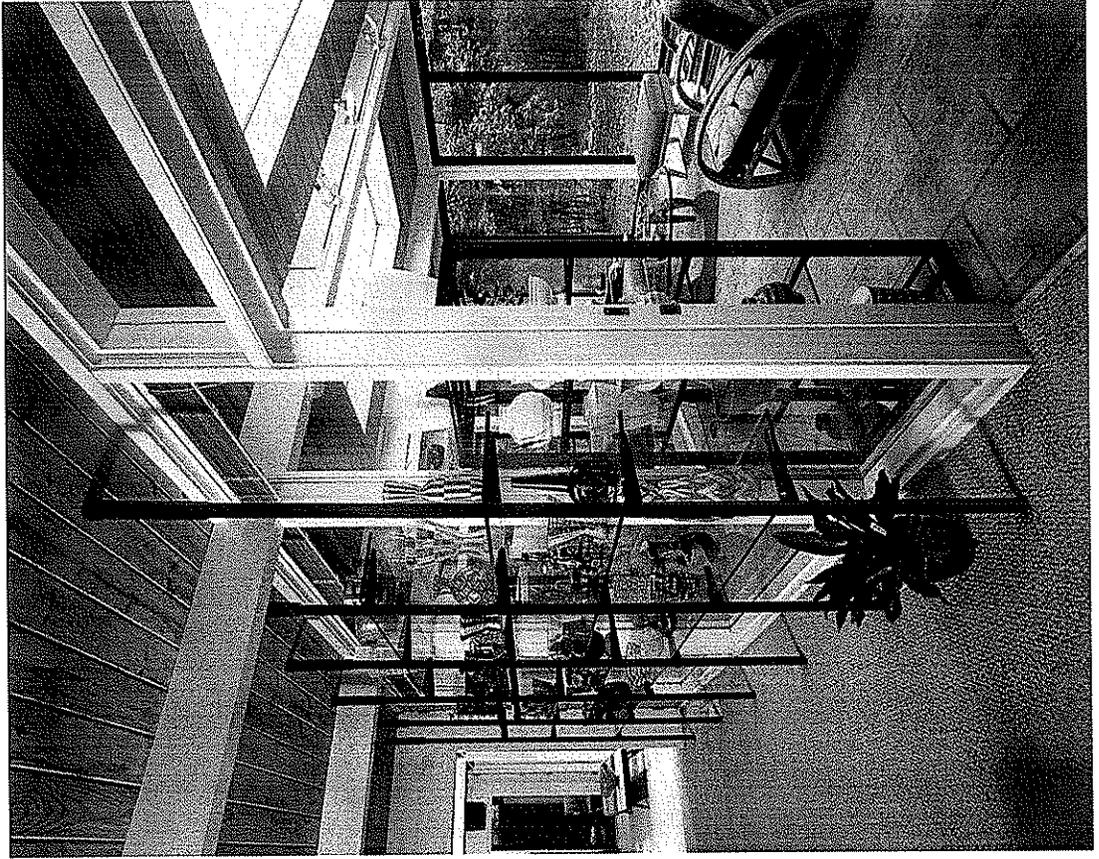
# MINSK HOUSE, RIVERWOODS 1955



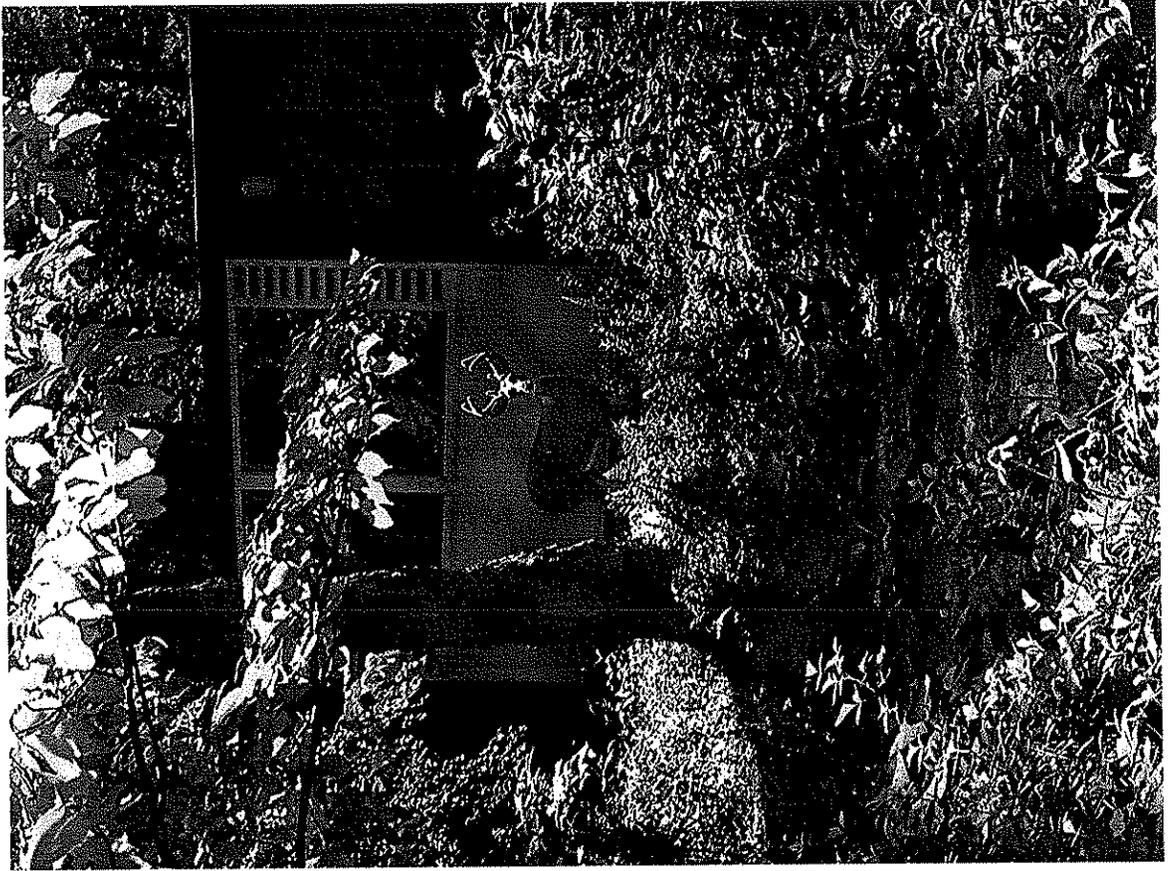
# MINSK HOUSE, RIVERWOODS 1955



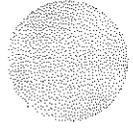
# MINSK HOUSE, RIVERWOODS 1955



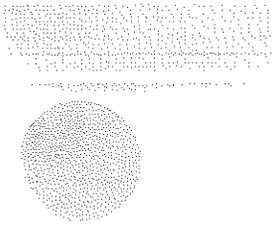
# MINSK HOUSE, RIVERWOODS 1955



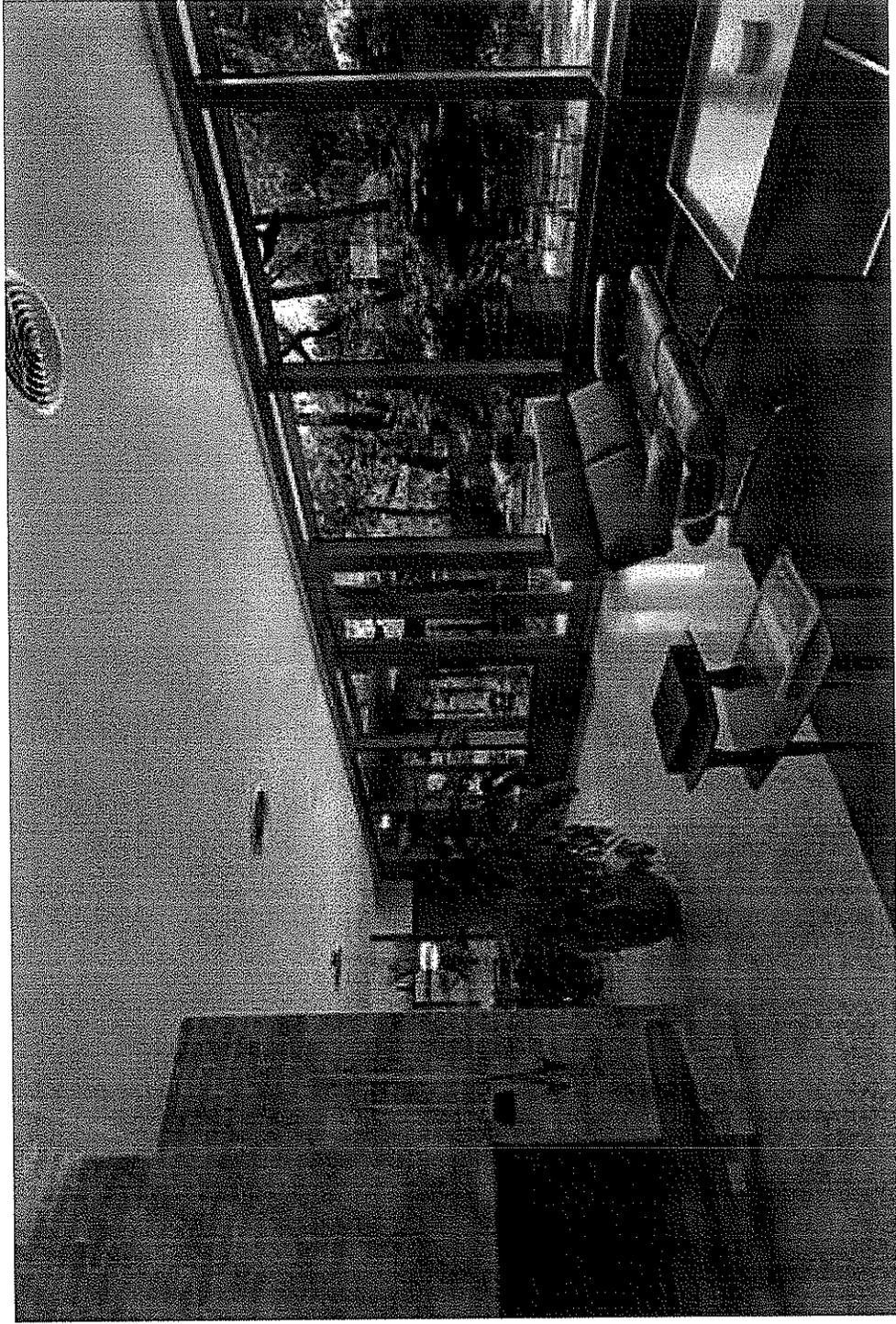
Nature loves Keck  
architecture



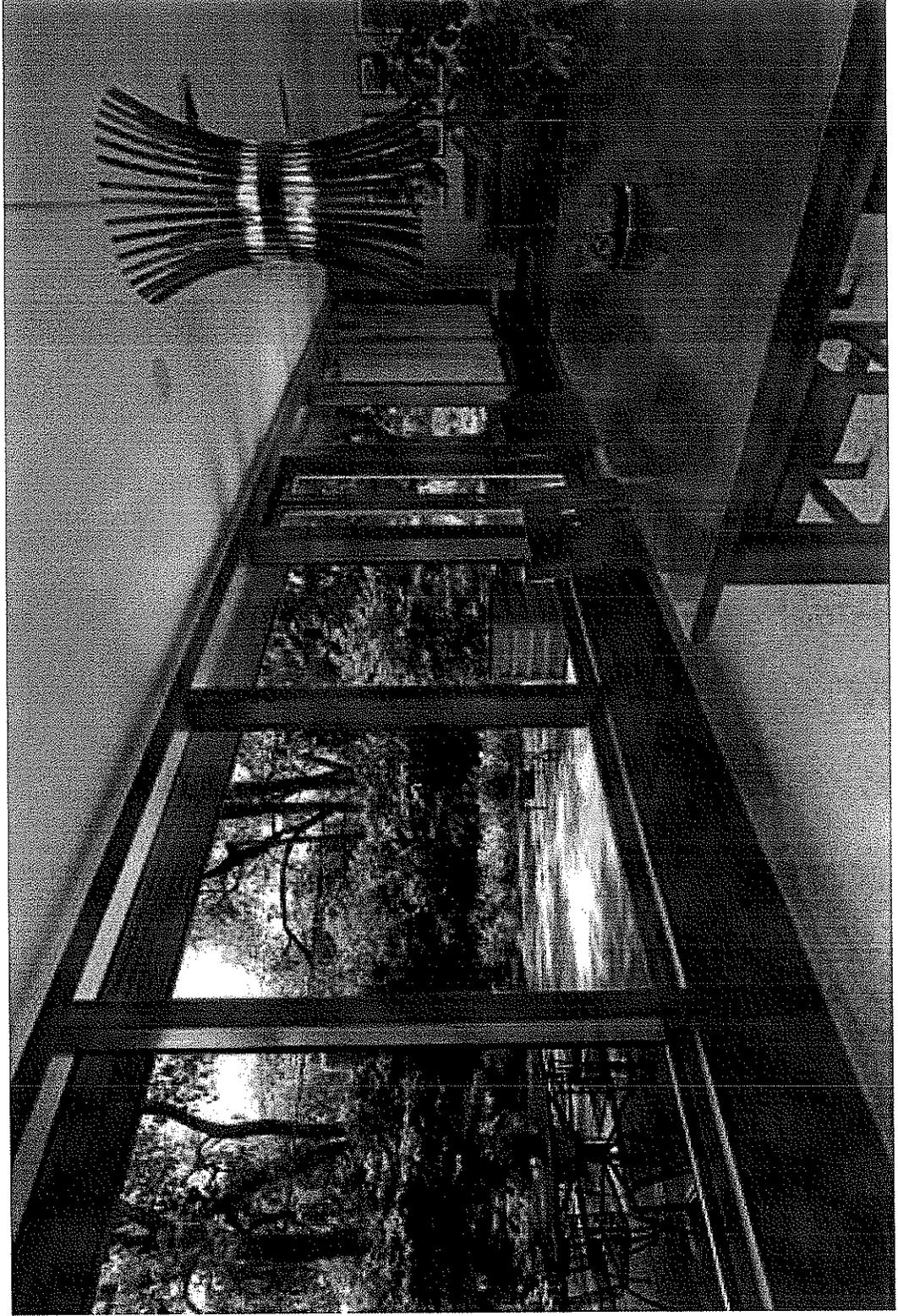
# BUDLONG WOODS, CHICAGO



# BUDLONG WOODS, CHICAGO



# BUDLONG WOODS, CHICAGO

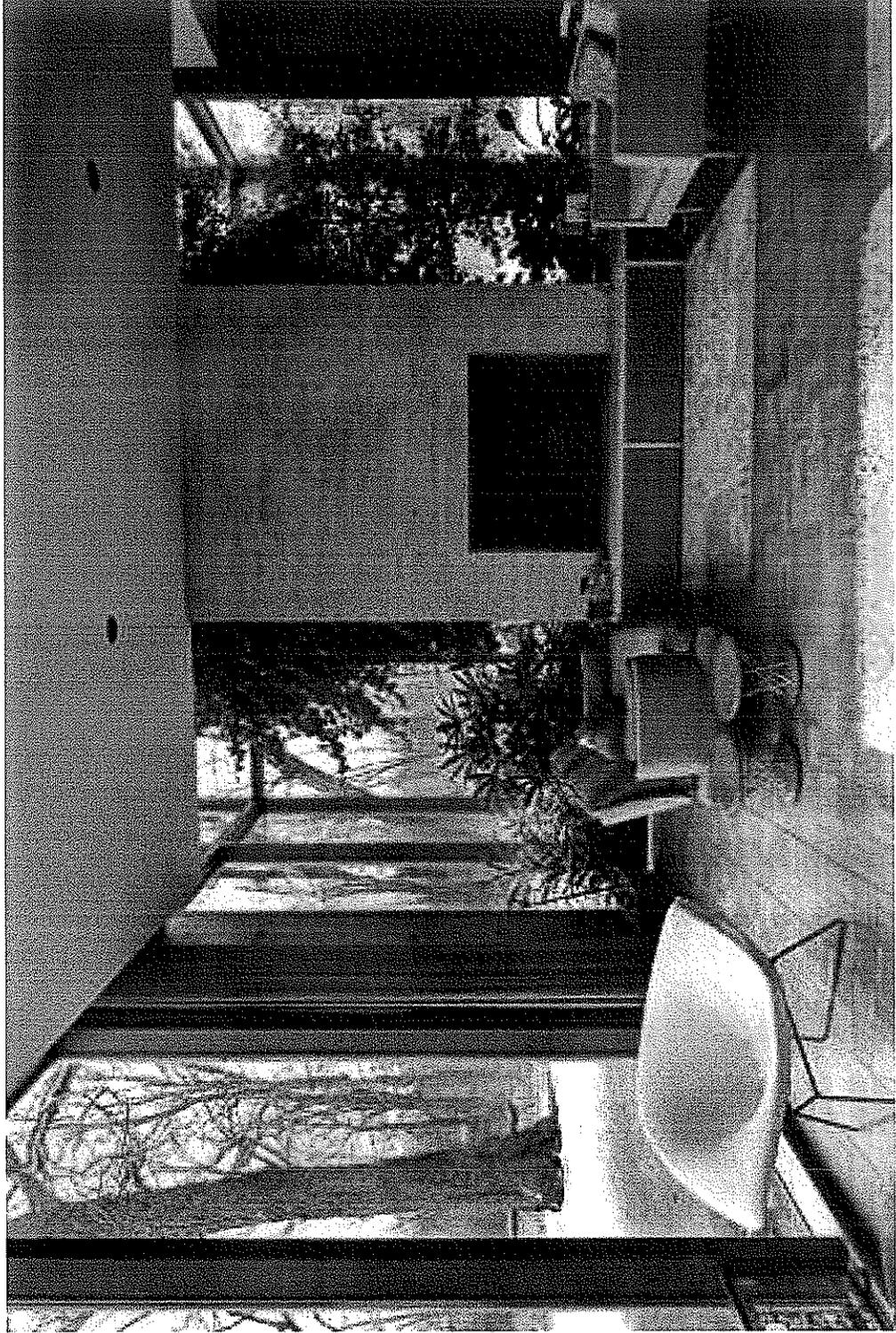


# MCCORMICK BLAIR HOUSE LAKE BLUFF 1953

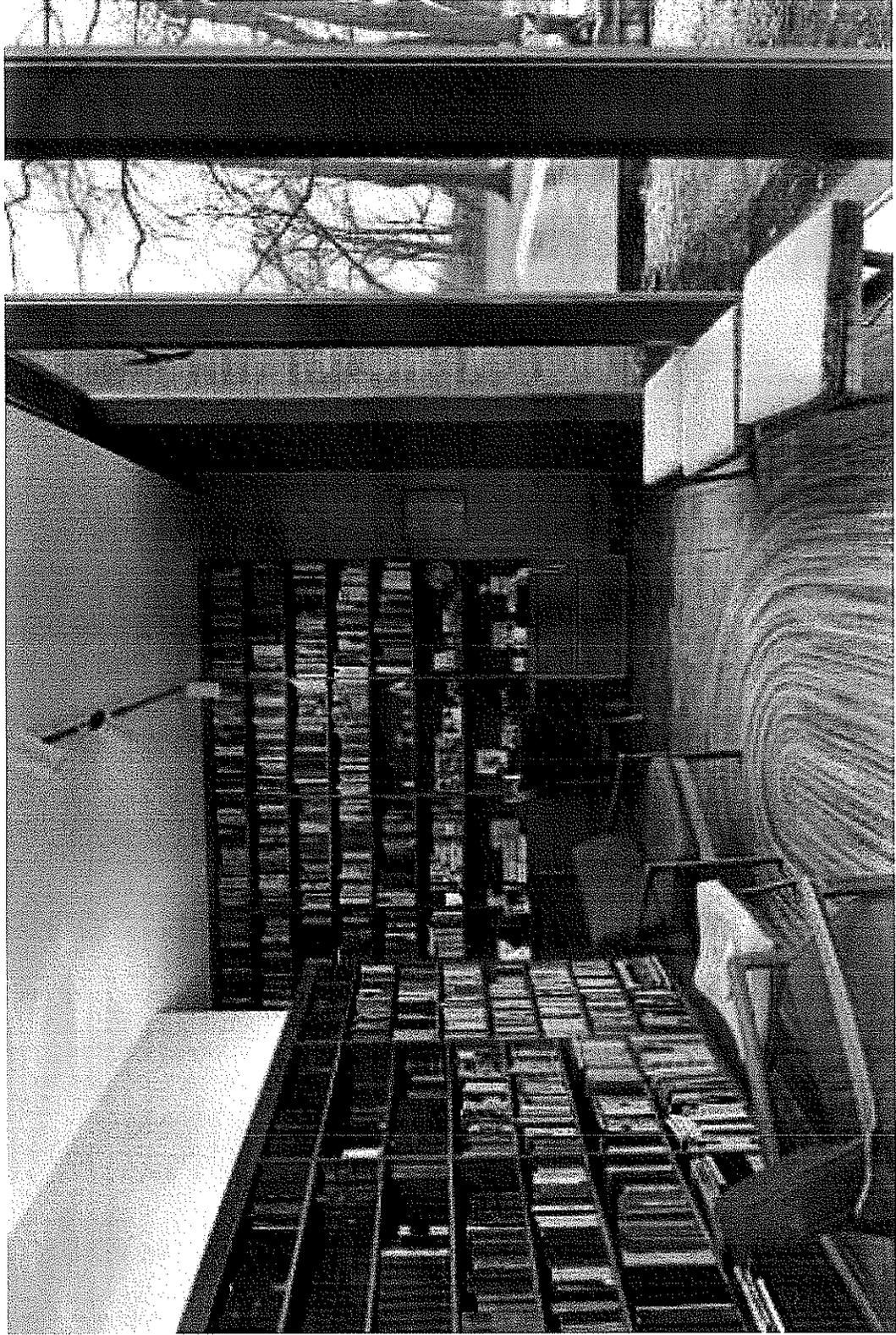
27 acres, lakefront



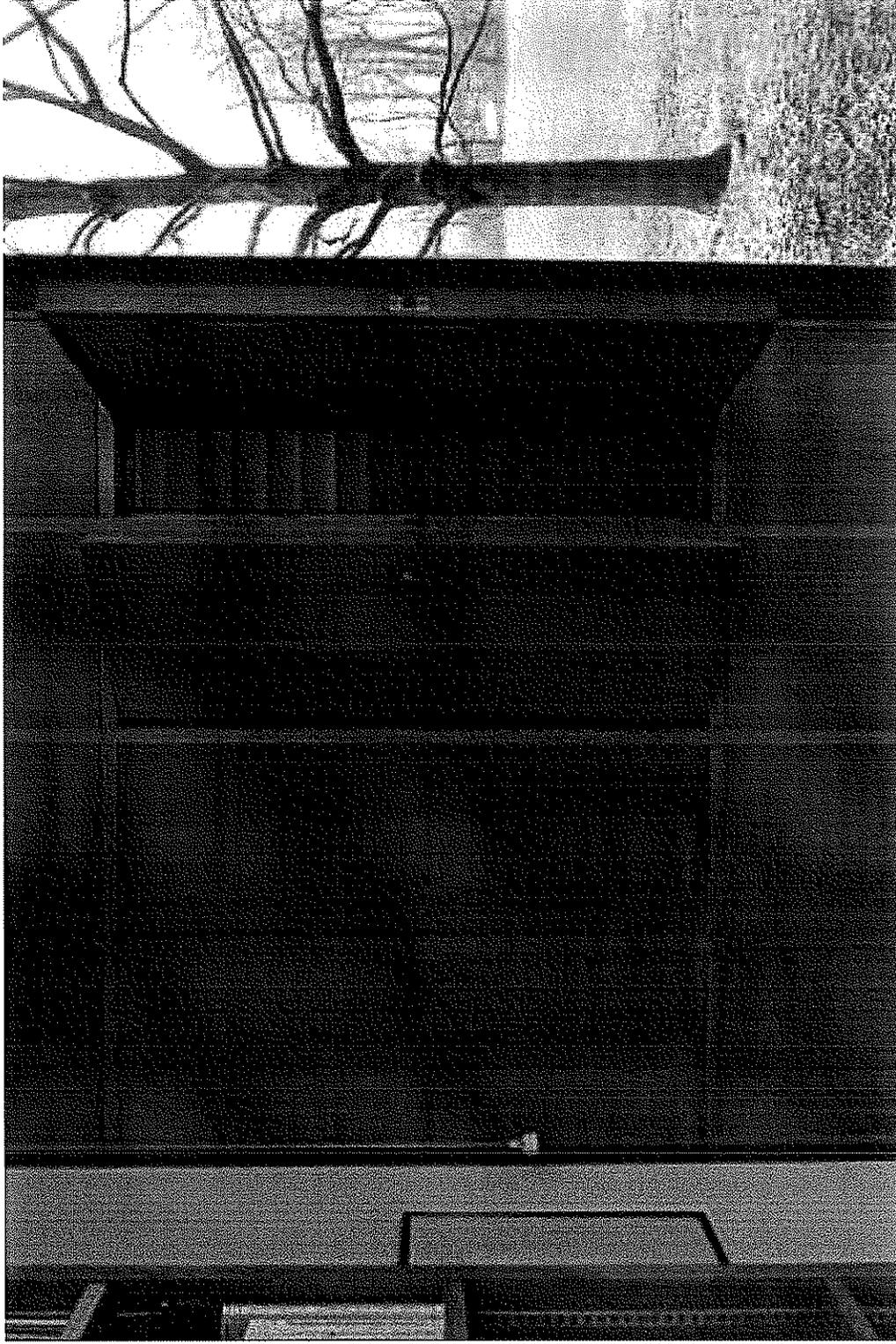
# MCCORMICK BLAIR HOUSE LAKE BLUFF 1953



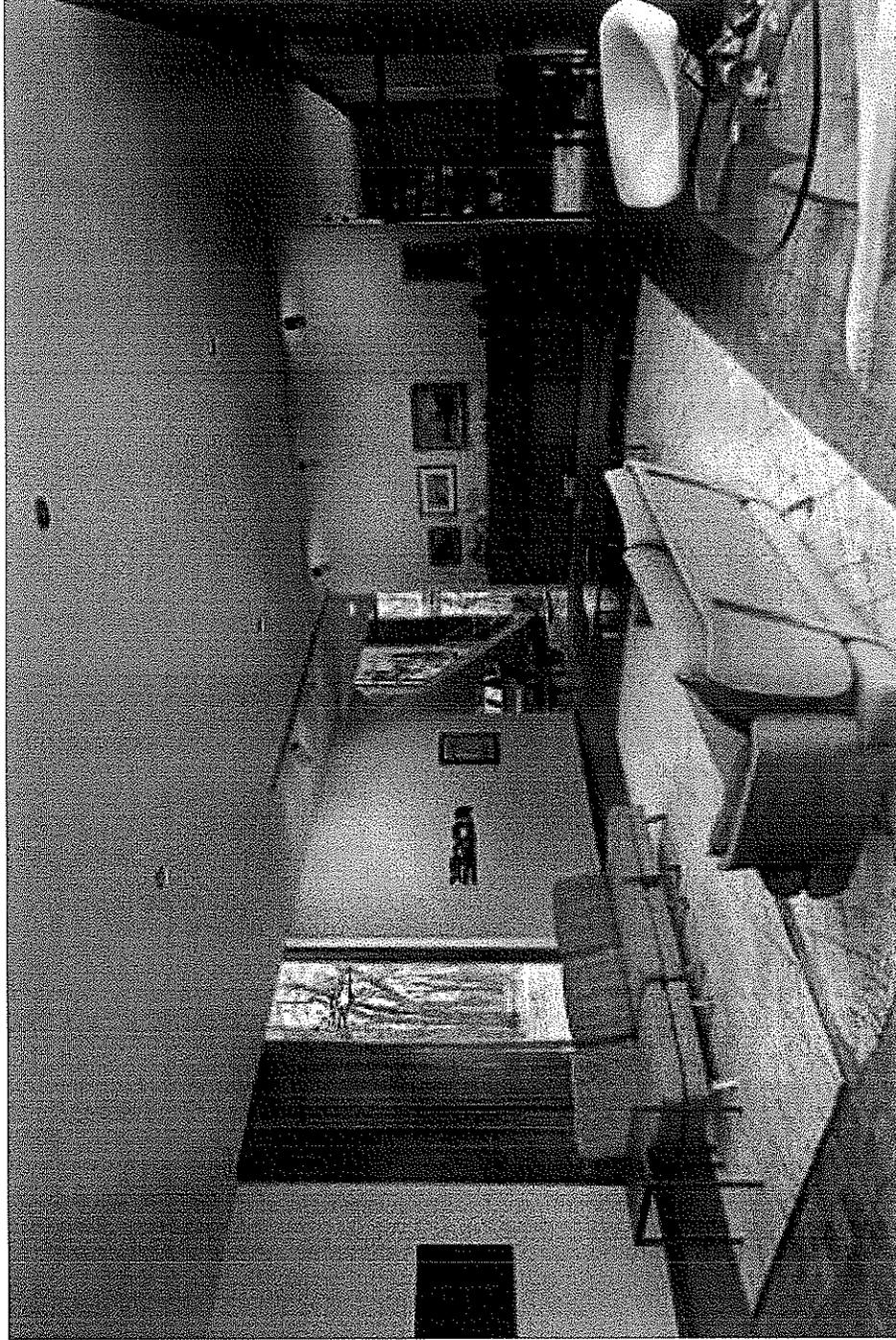
# MCCORMICK BLAIR HOUSE LAKE BLUFF 1953



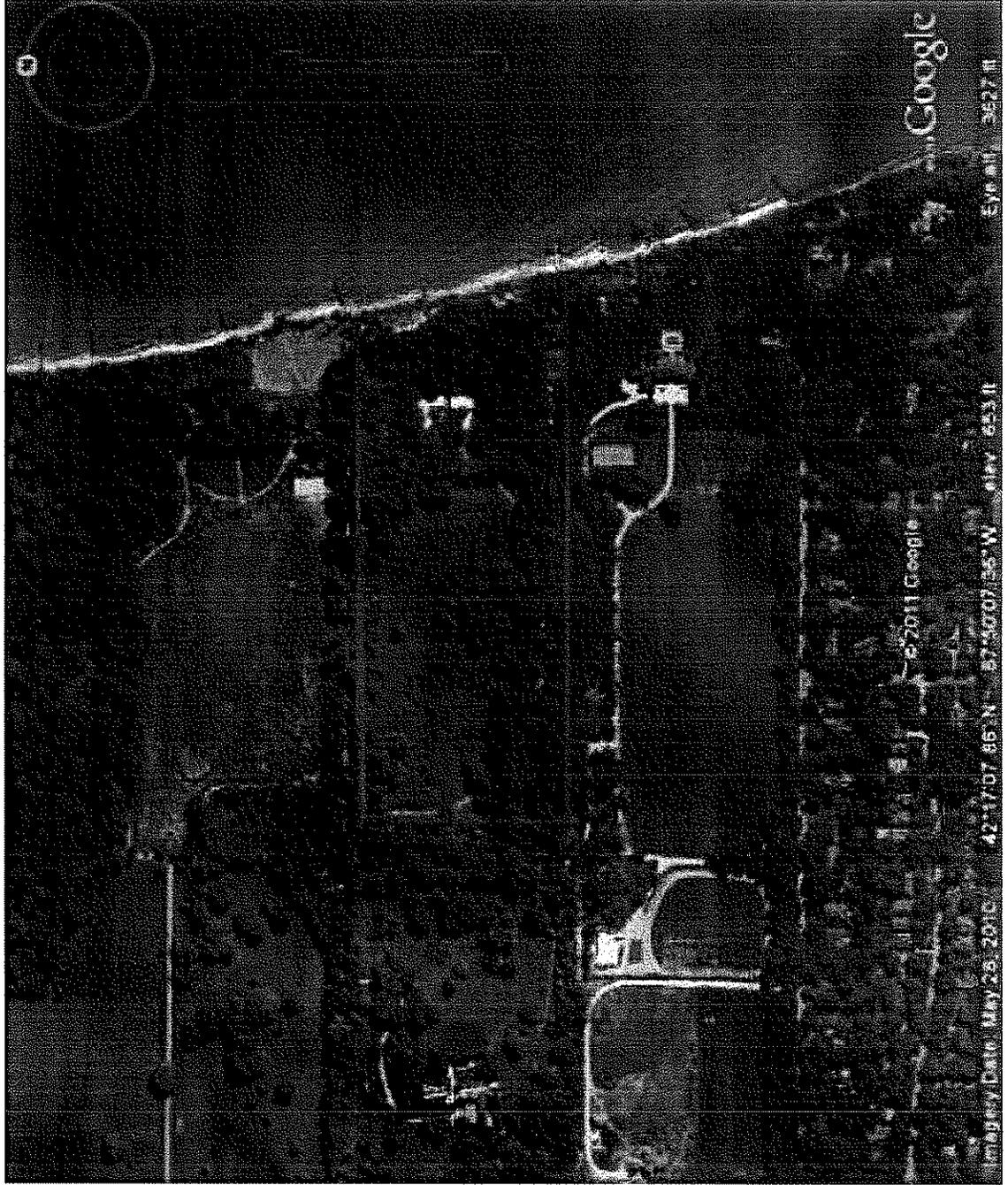
# MCCORMICK BLAIR HOUSE LAKE BLUFF 1953



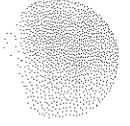
# MCCORMICK BLAIR HOUSE LAKE BLUFF 1953



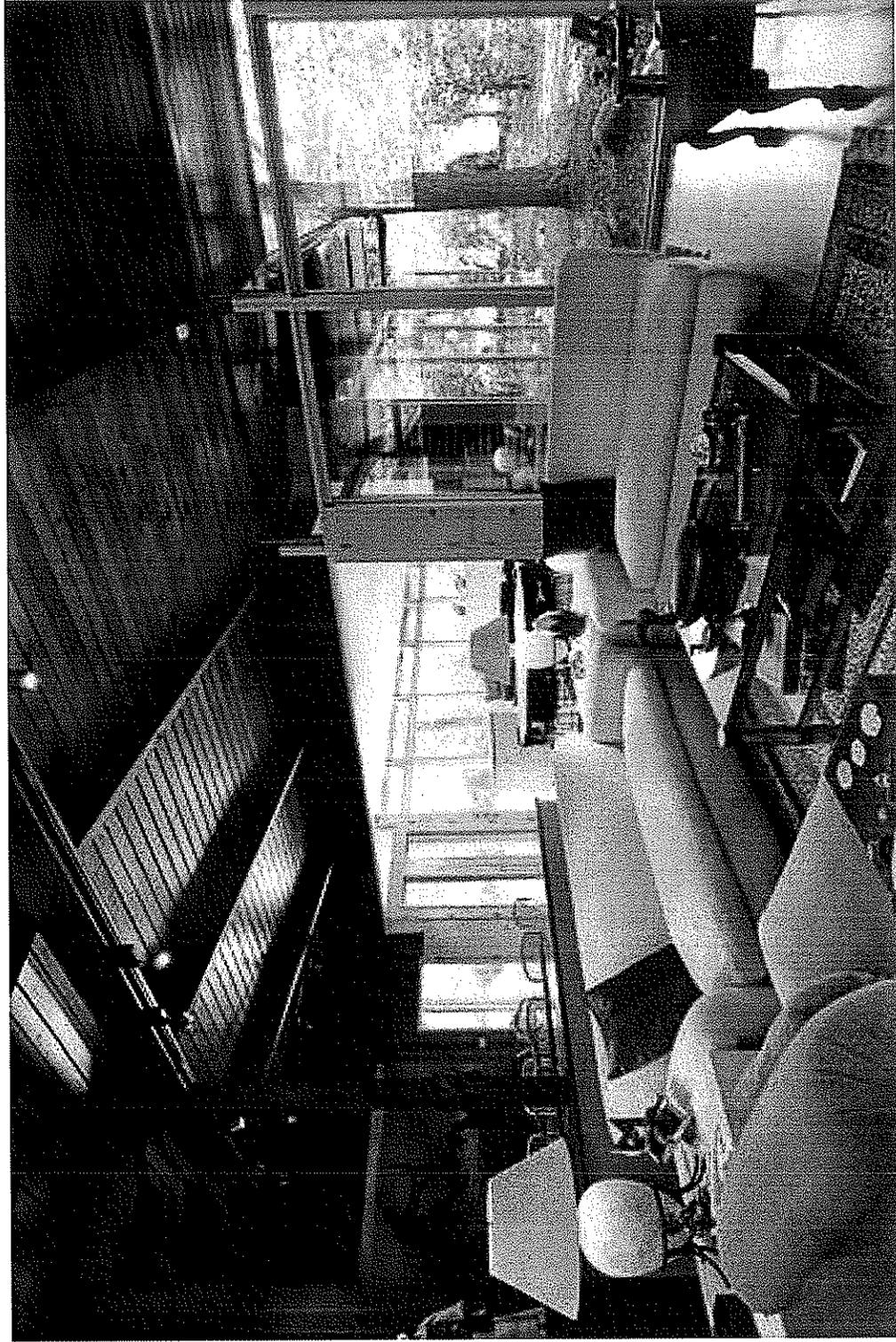
# MCCORMICK BLAIR HOUSE LAKE BLUFF 1953



# FLOSSMOOR HOUSE 1955



# FLOSSMOOR HOUSE 1955

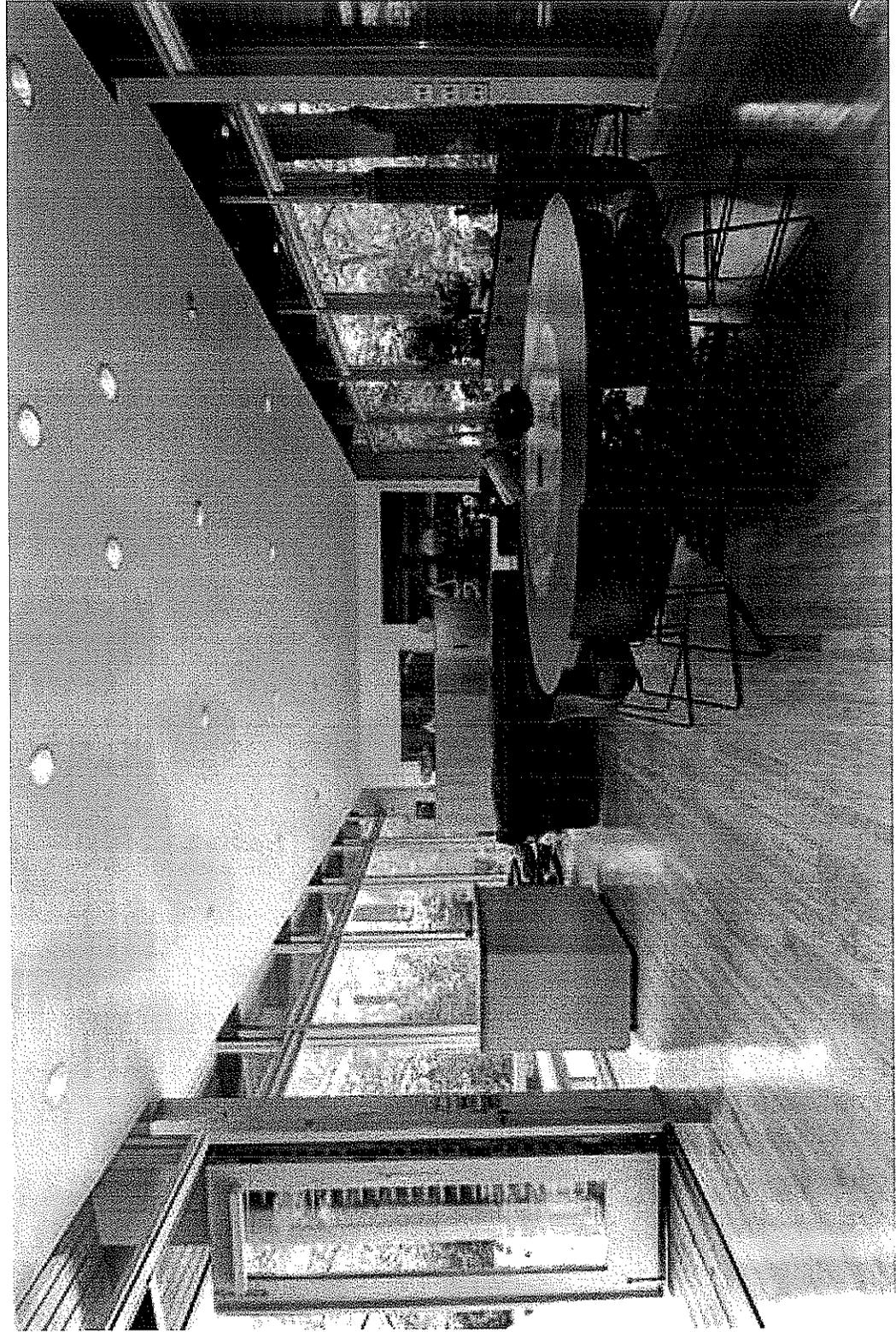


# FLOSSMOOR HOUSE 1955

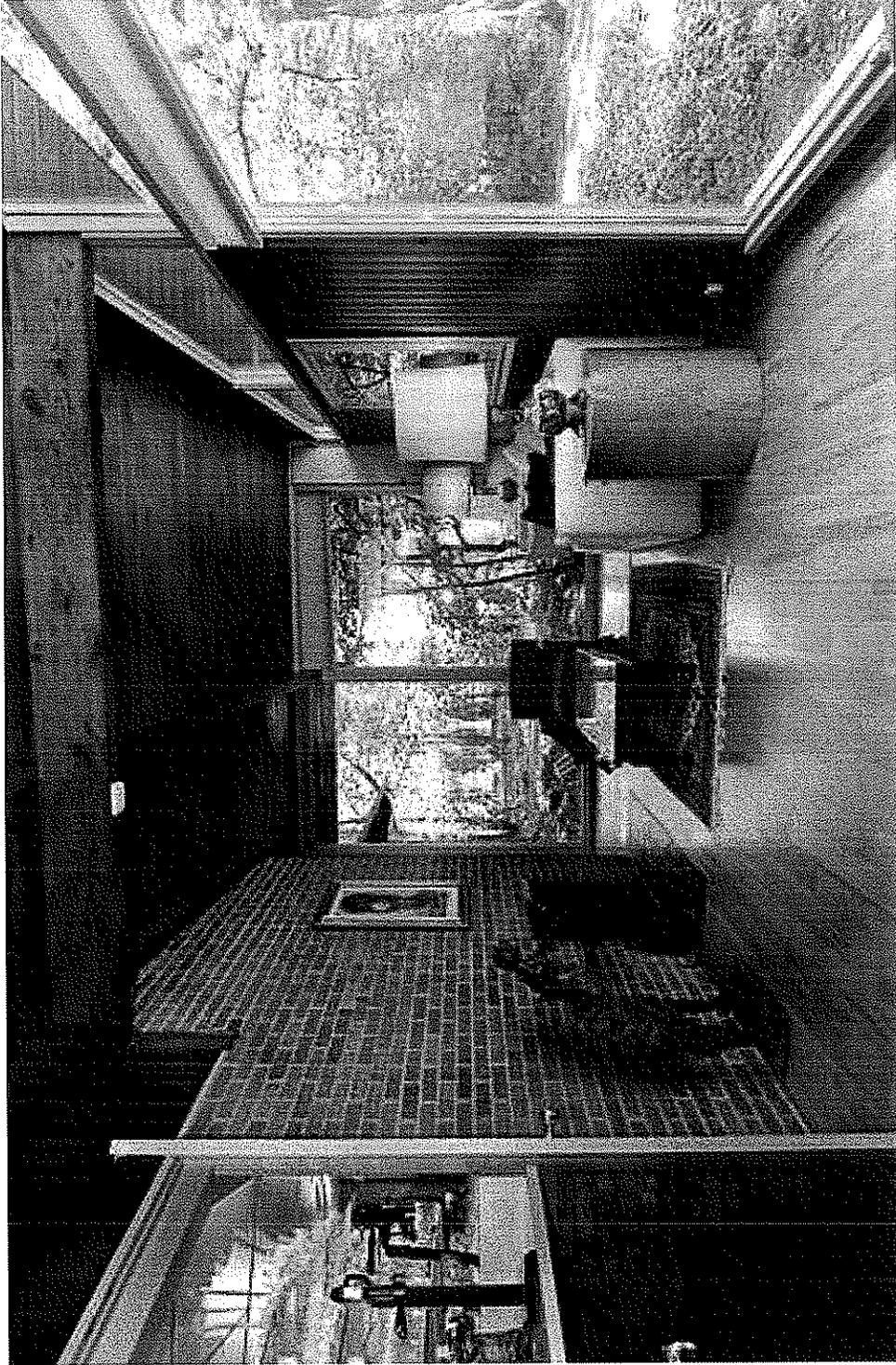


# FLOSSMOOR HOUSE 1955

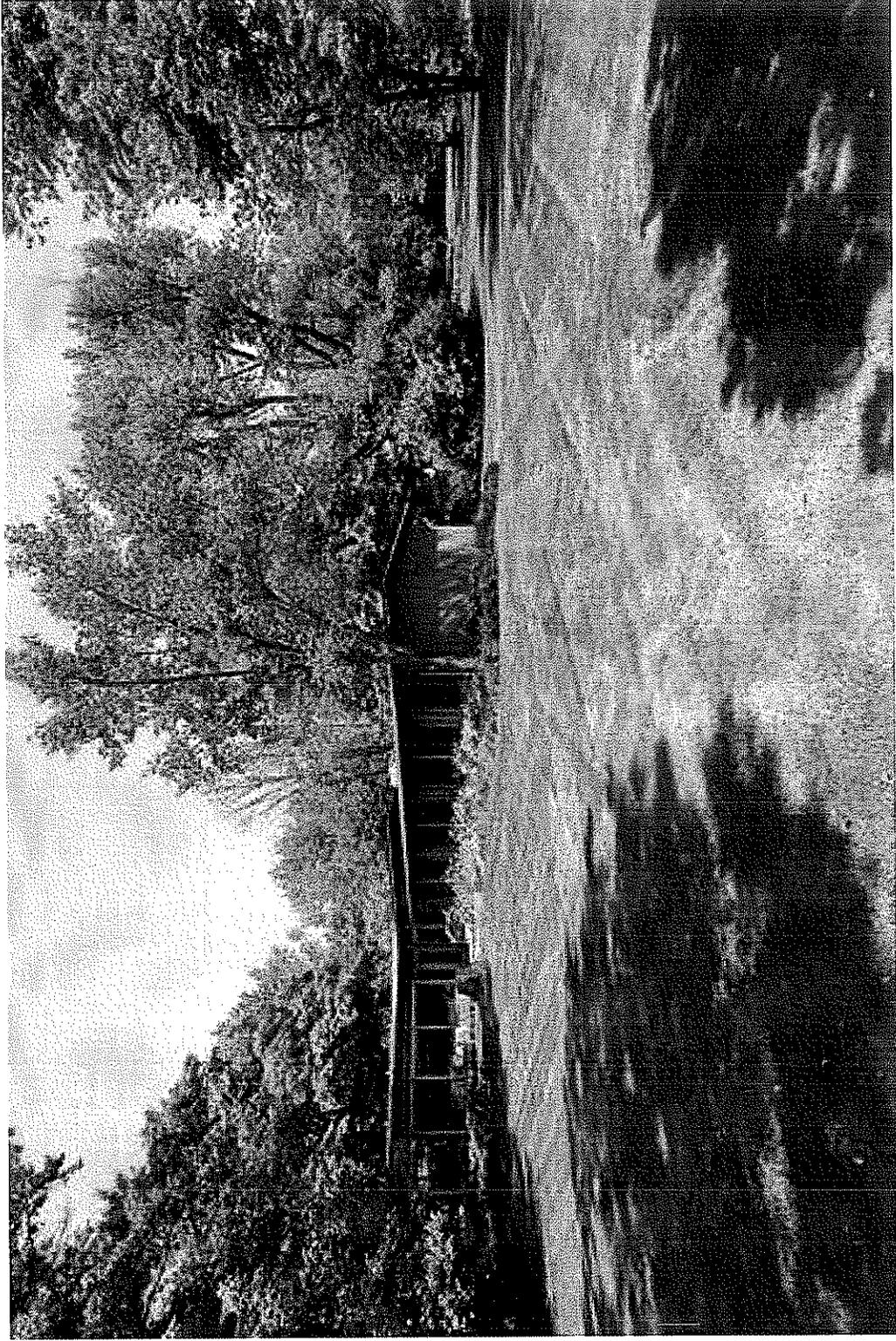
Addition by T. Paul Young



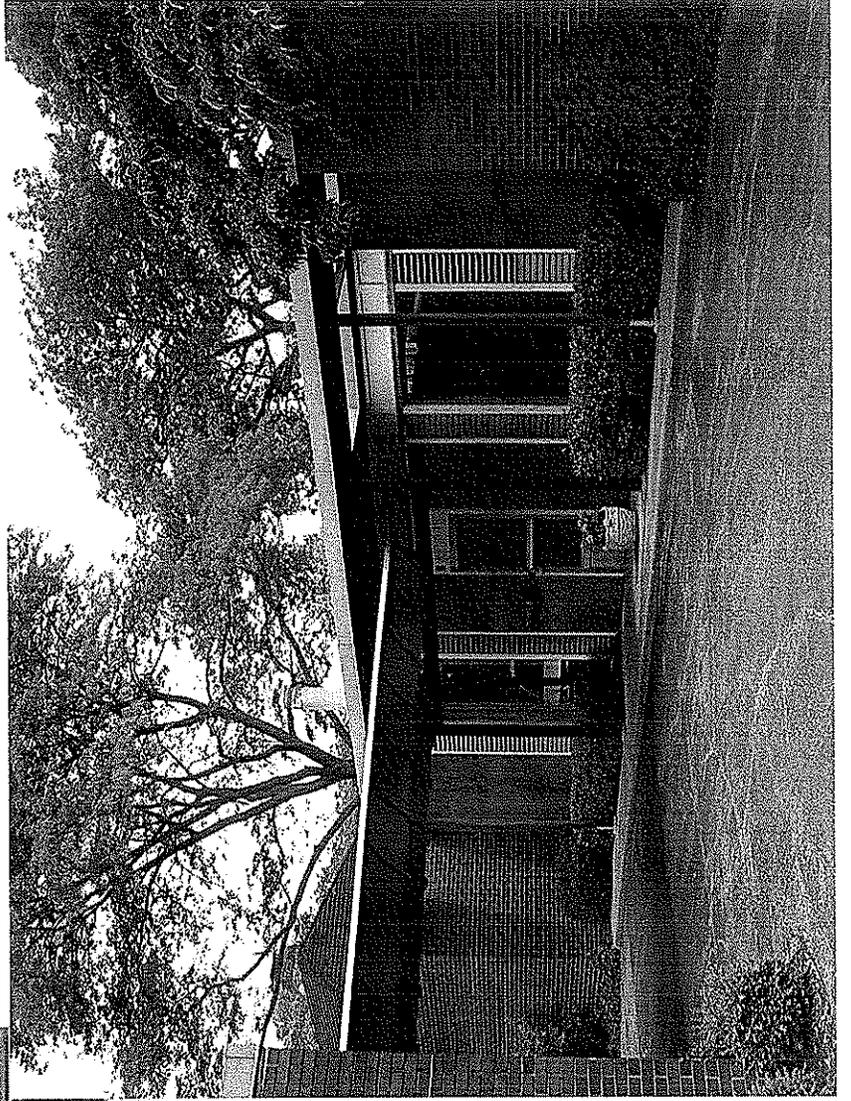
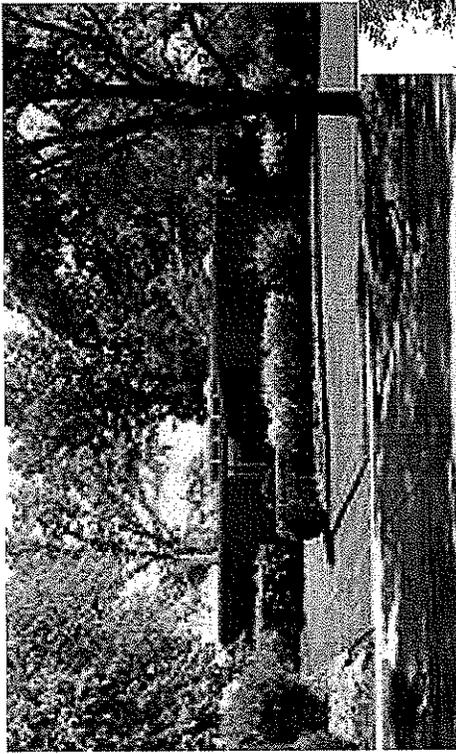
# FLOSSMOOR HOUSE 1955



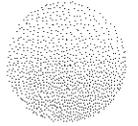
# FLOSSMOOR HOUSE 1955



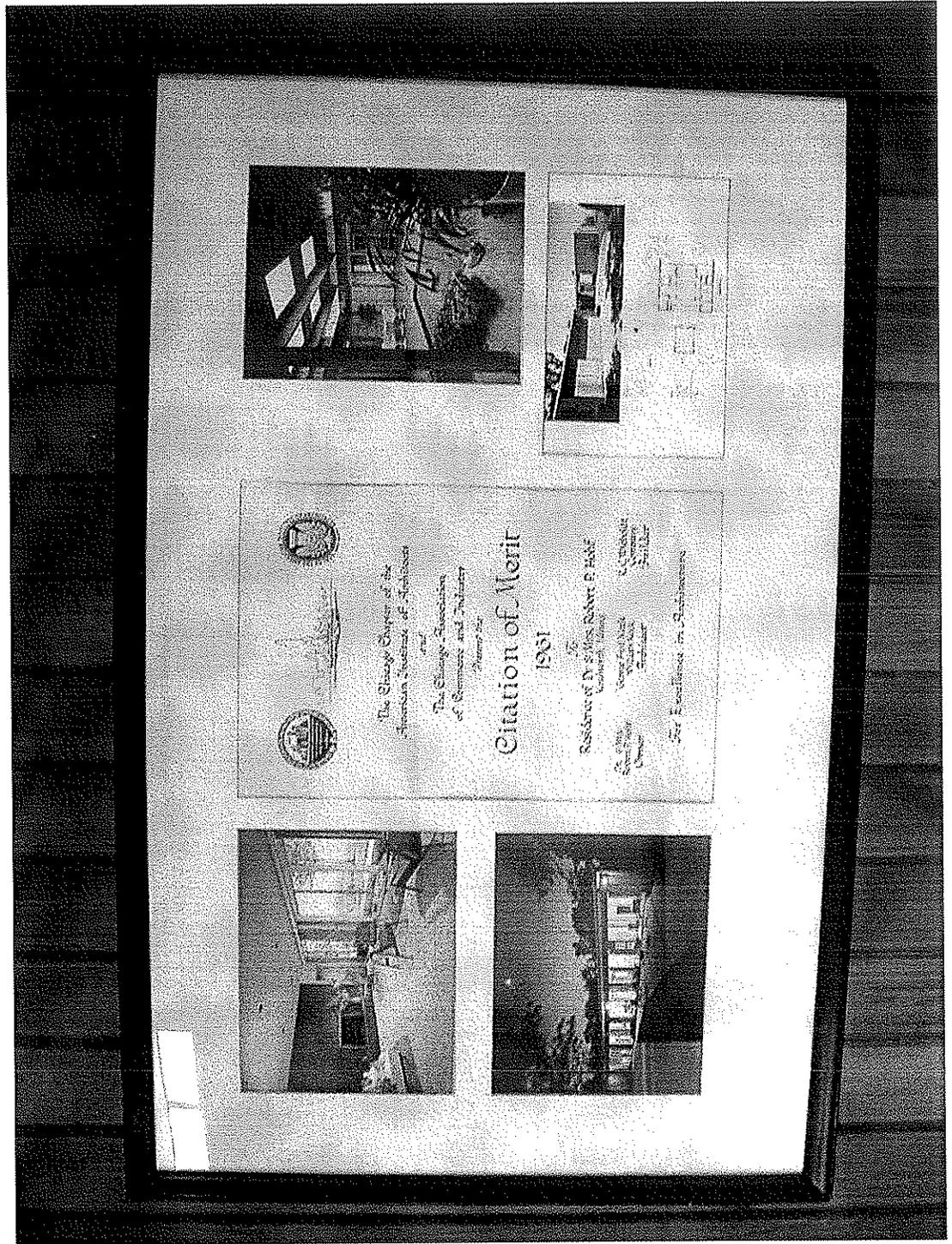
# HOHF HOUSE, KENILWORTH 1959



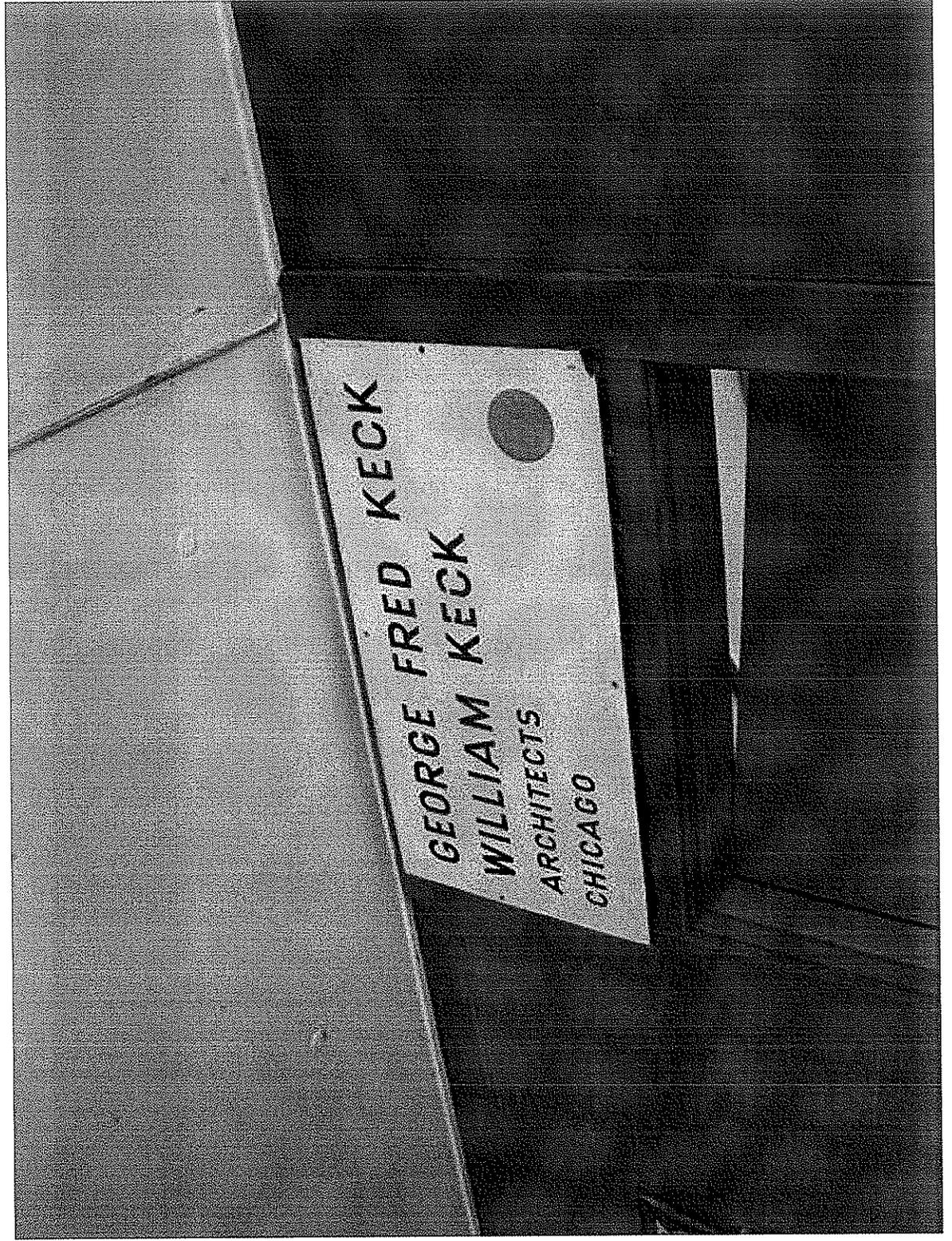
# HOHF HOUSE, KENILWORTH 1959



# HOHF HOUSE, KENILWORTH 1959



# HOHF HOUSE, KENILWORTH 1959



# WILMETTE, IL 1960

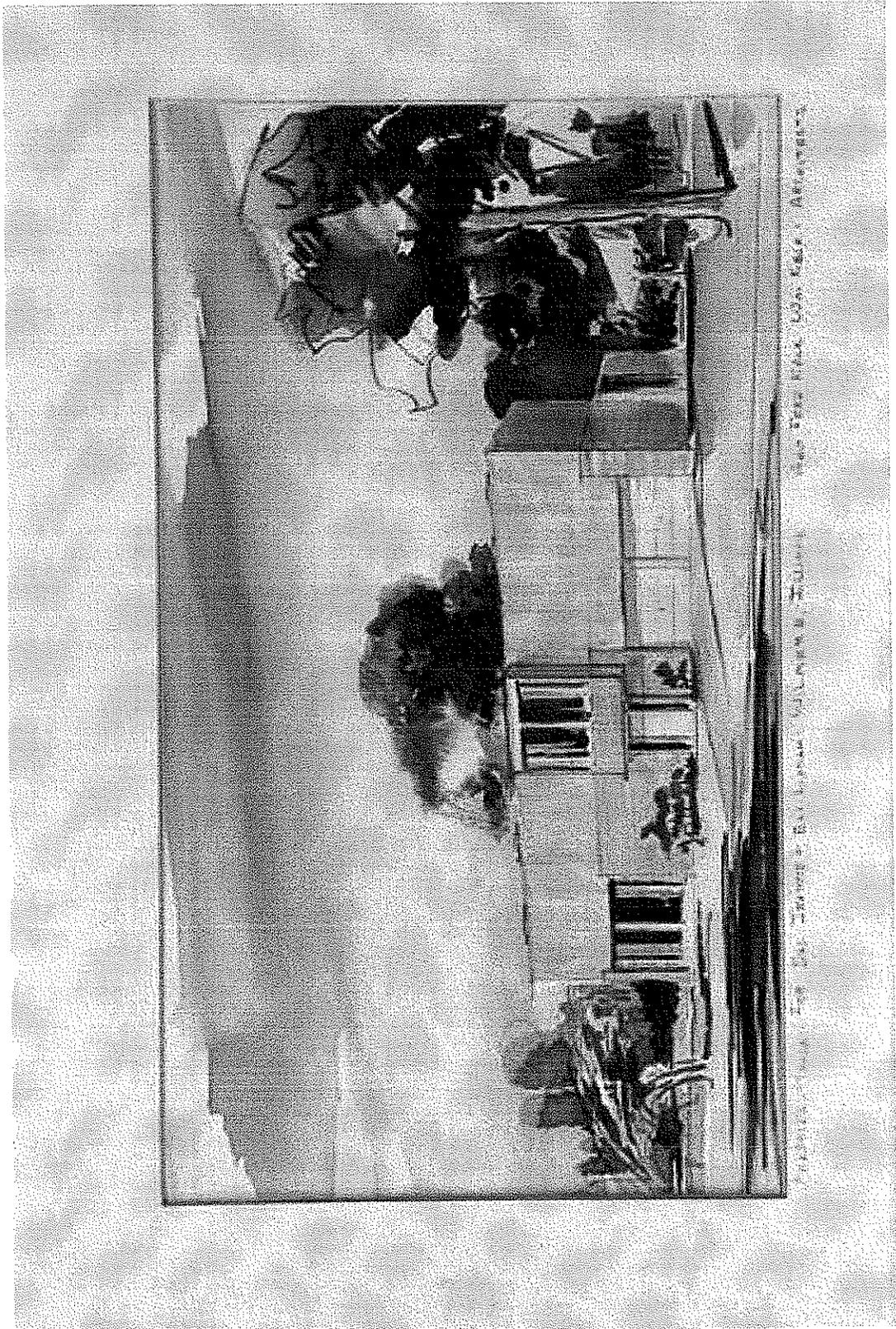
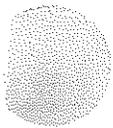


PHOTO BY THE JOURNAL OF THE UNIVERSITY OF CHICAGO. THE PHOTO WAS TAKEN BY DONALD R. ARISTON.

# WILMETTE, IL 1960



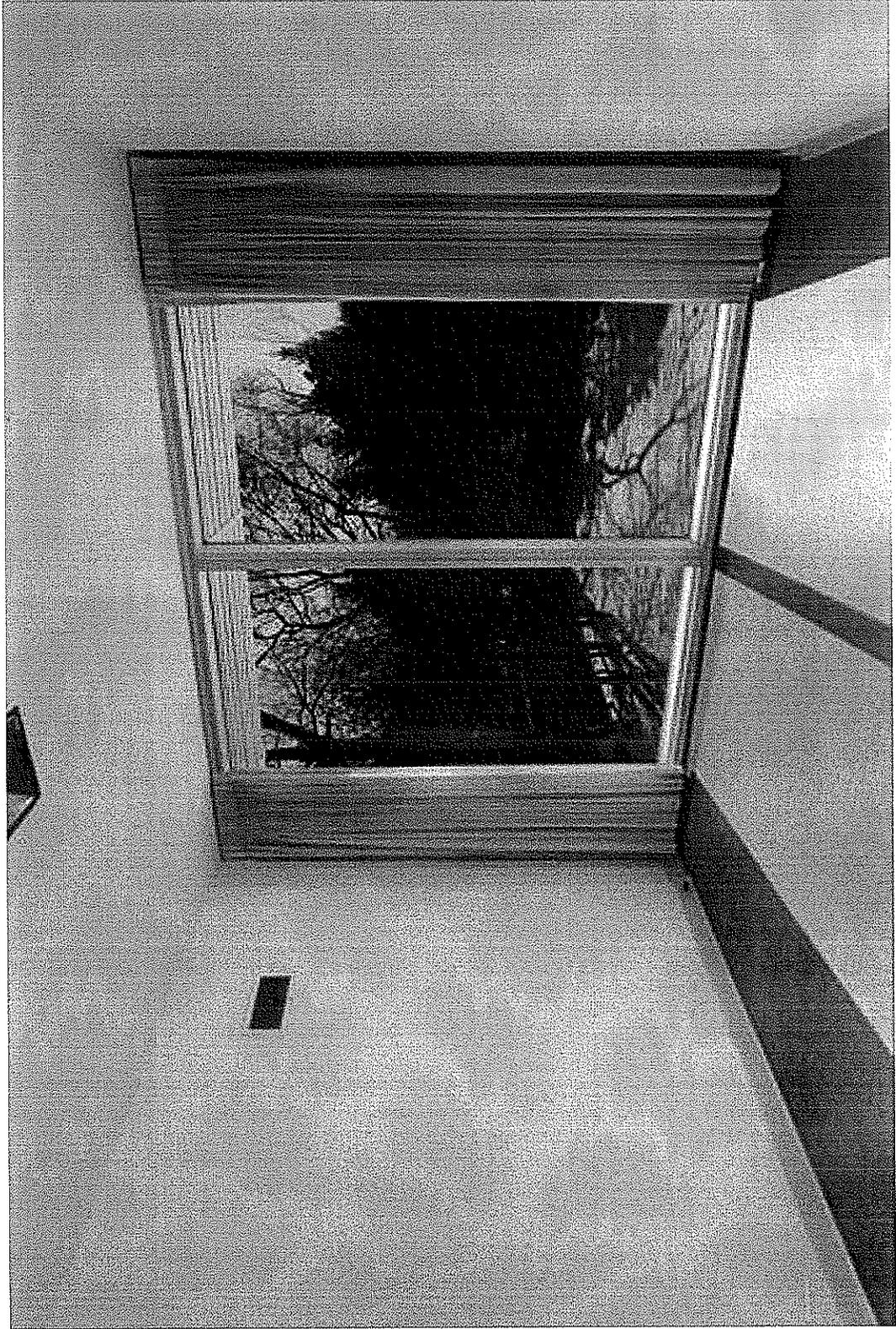
# WILMETTE, IL 1960



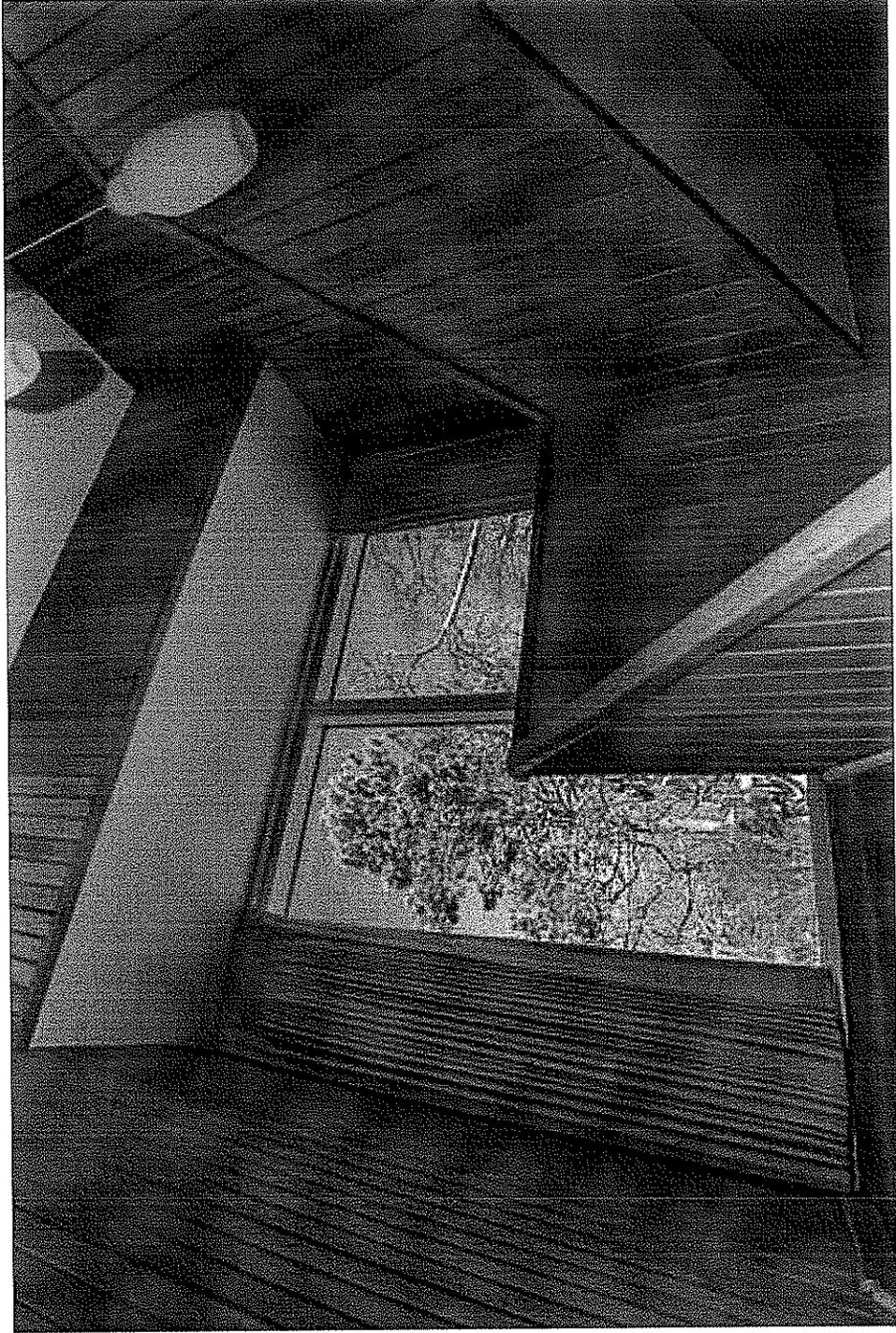
# WILMETTE, IL 1960



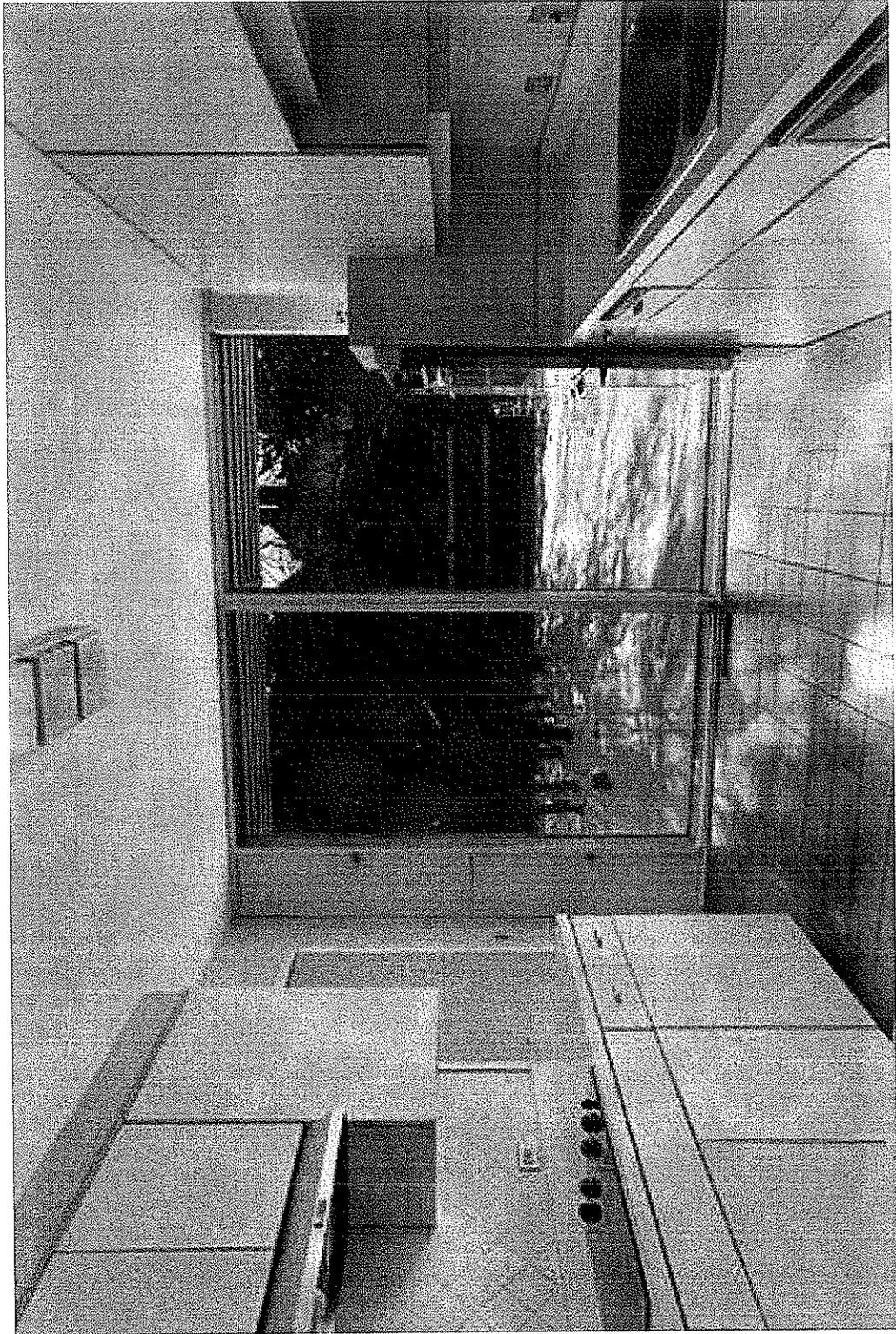
# WILMETTE, IL 1960



# WILMETTE, IL 1960



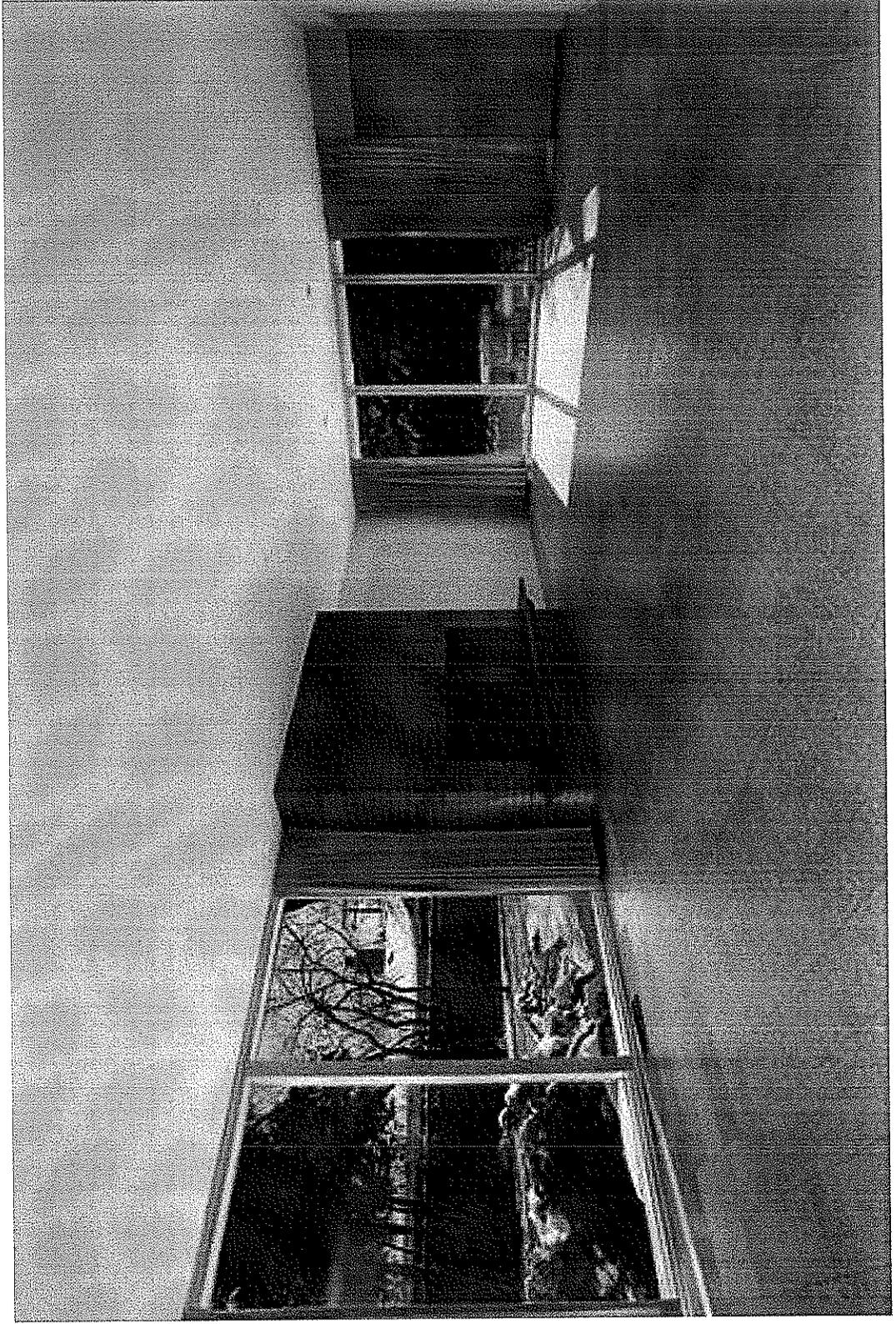
# WILMETTE, IL 1960



# WILMETTE, IL 1960



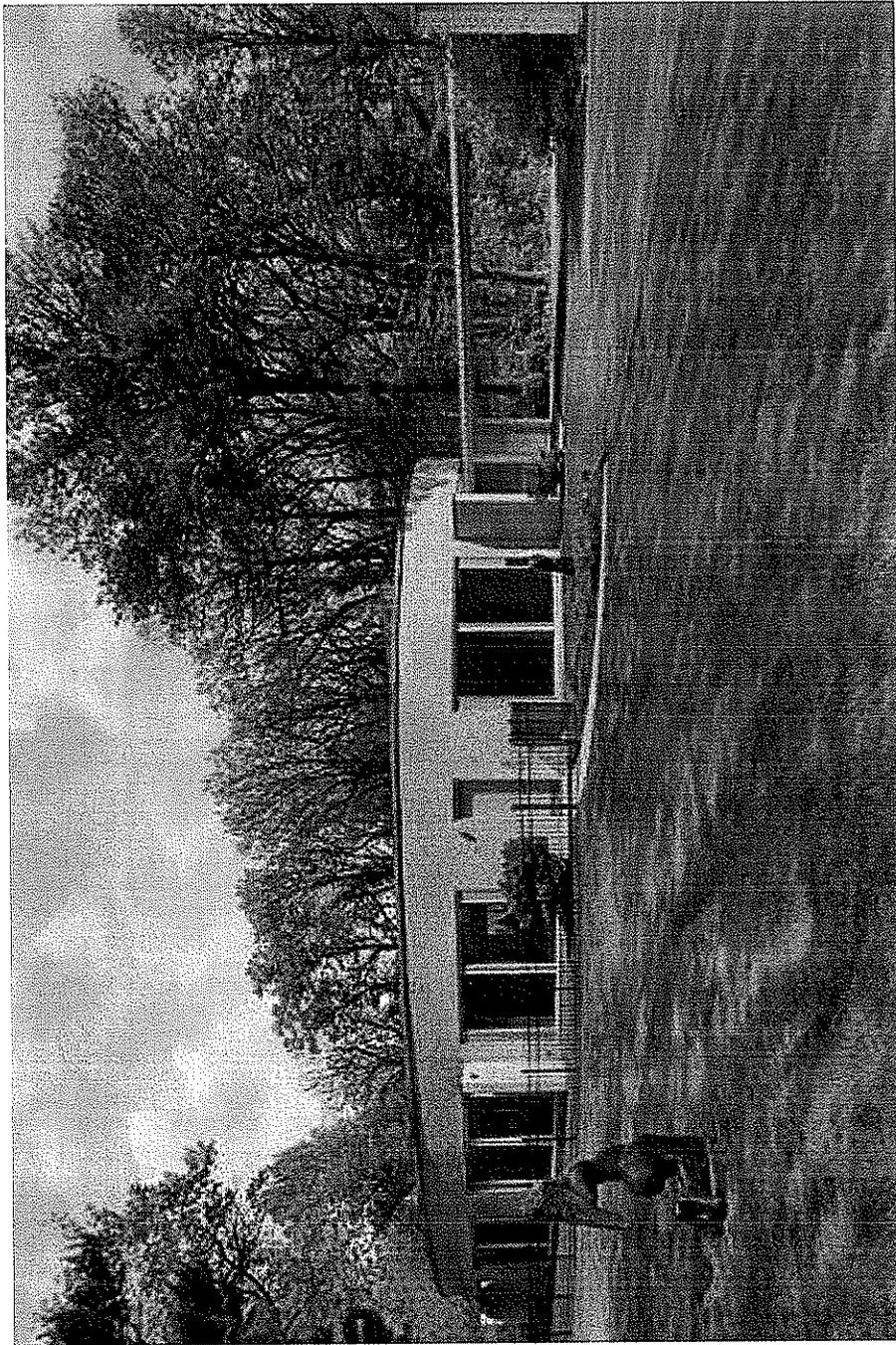
# WILMETTE, IL 1960



# WEINRIB HOUSE, HIGHLAND PARK 1961



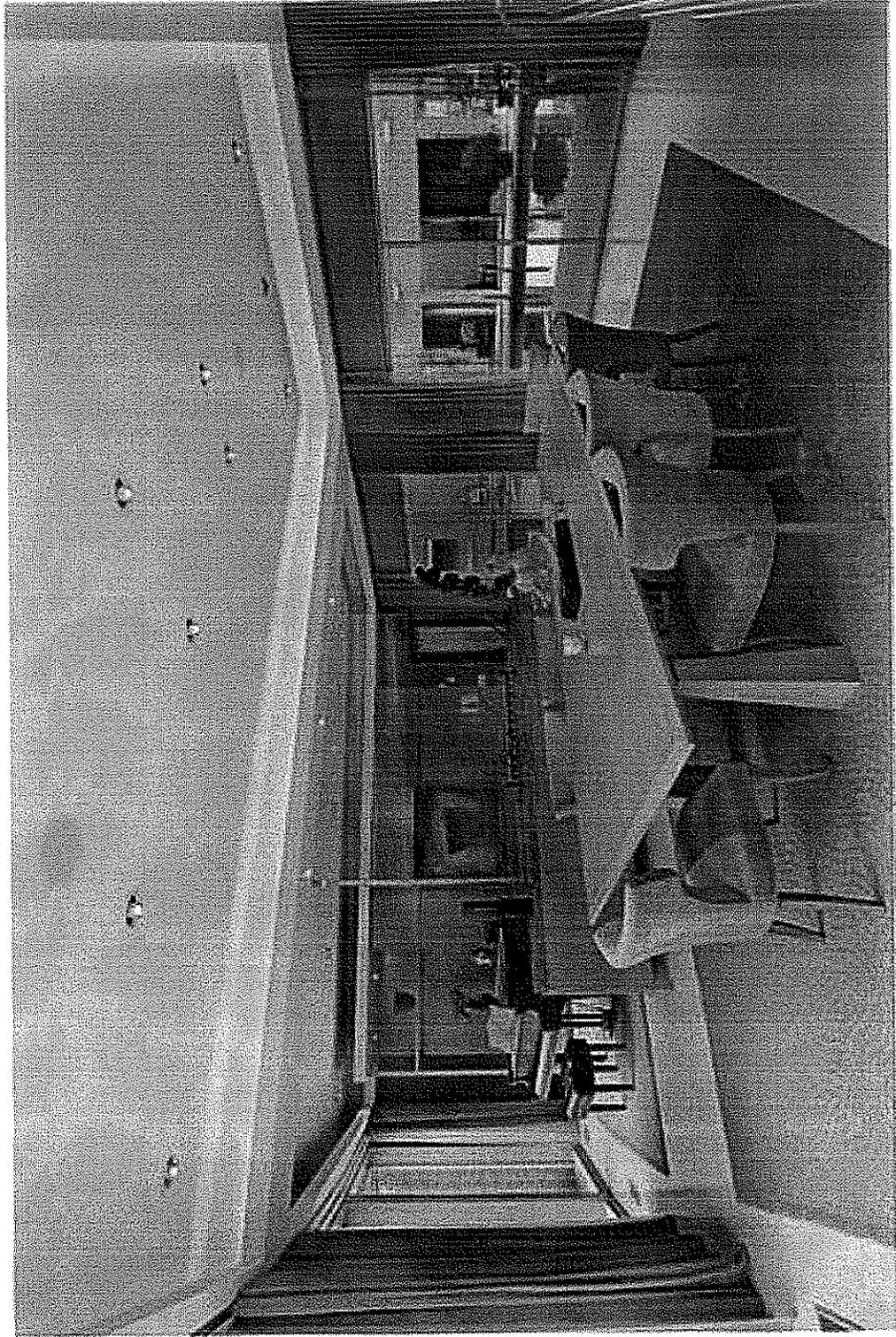
# WEINRIB HOUSE, HIGHLAND PARK 1961



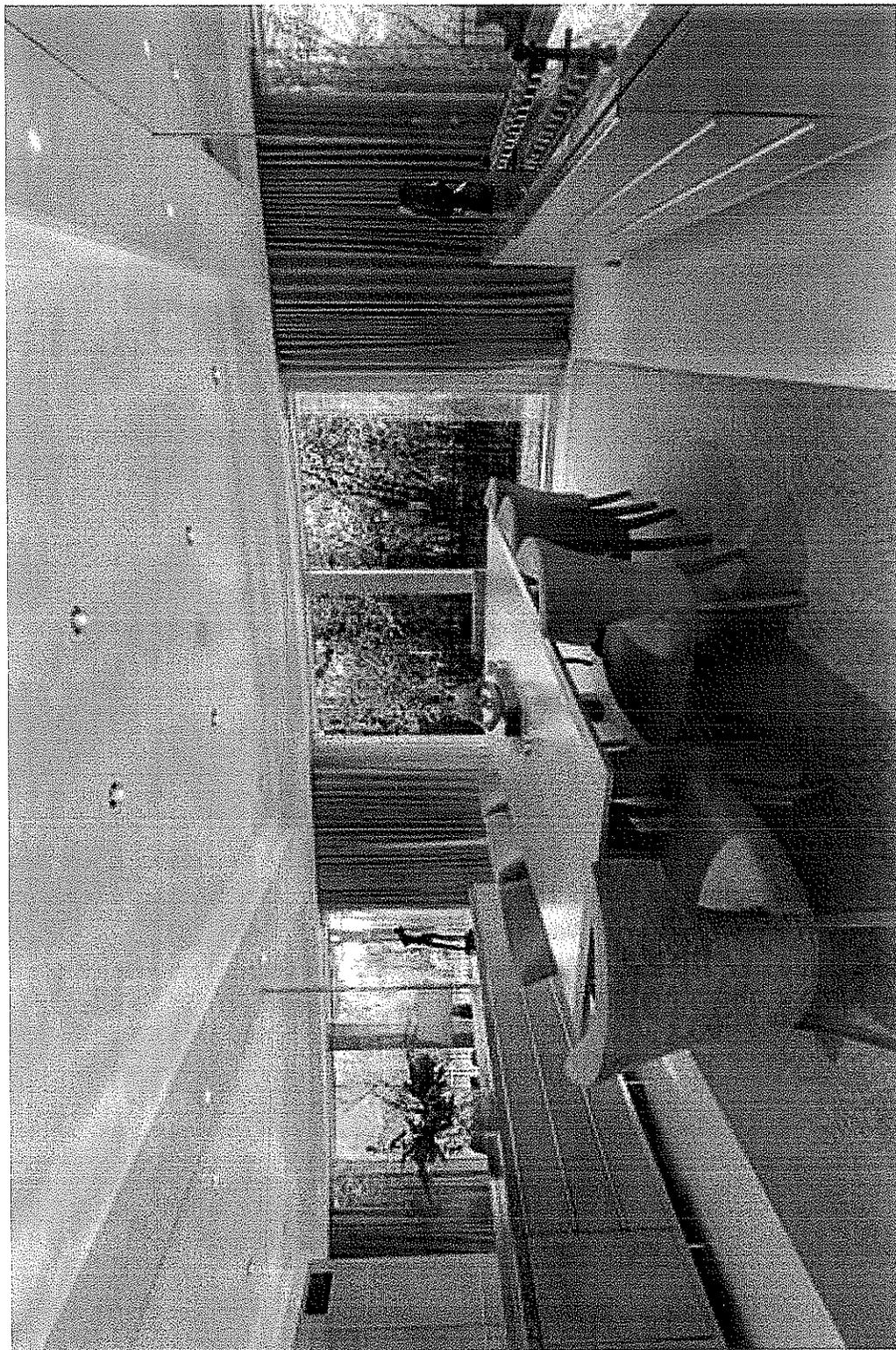
# WEINRIB HOUSE, HIGHLAND PARK 1961



# WEINRIB HOUSE, HIGHLAND PARK 1961

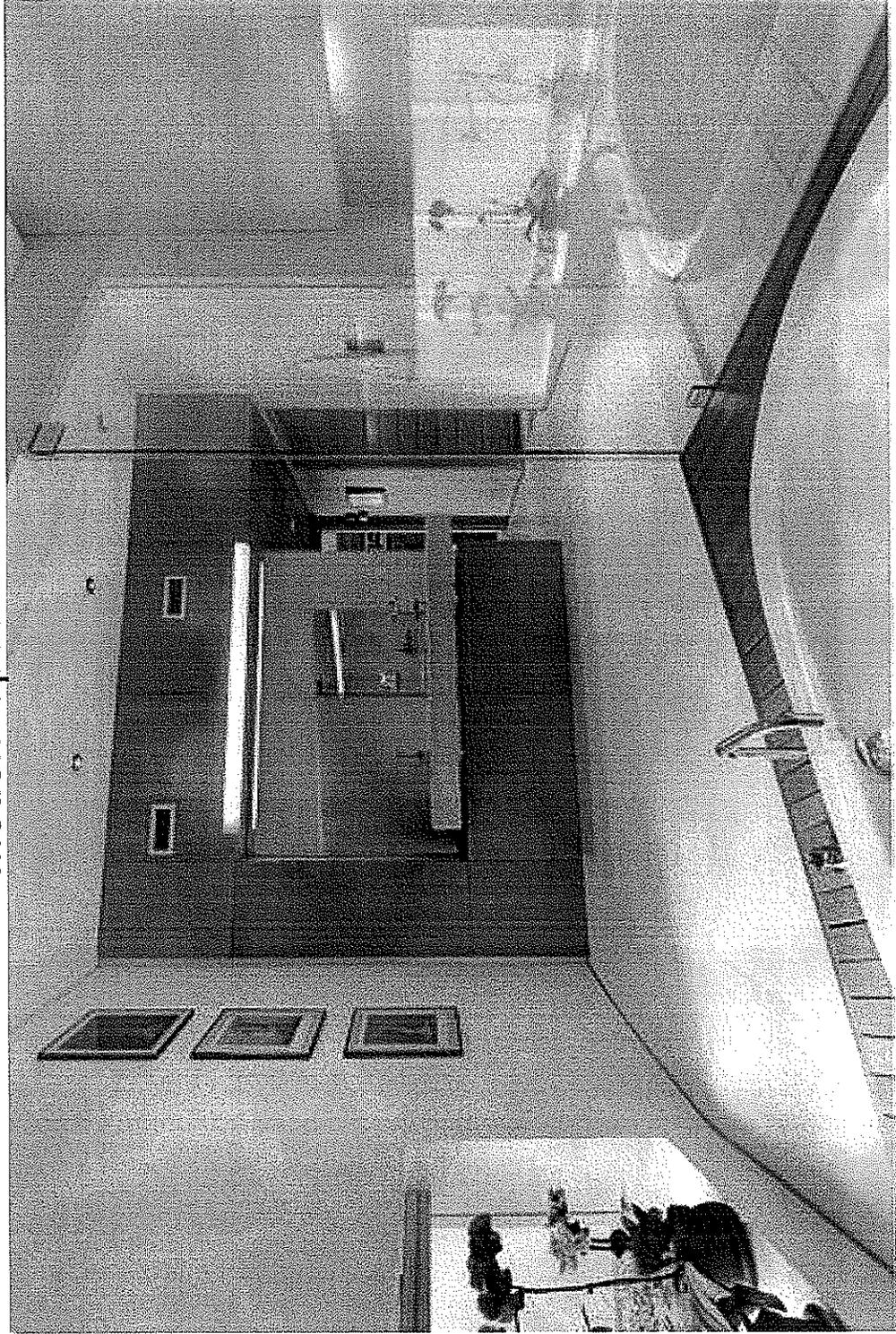


# WEINRIB HOUSE, HIGHLAND PARK 1961



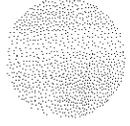
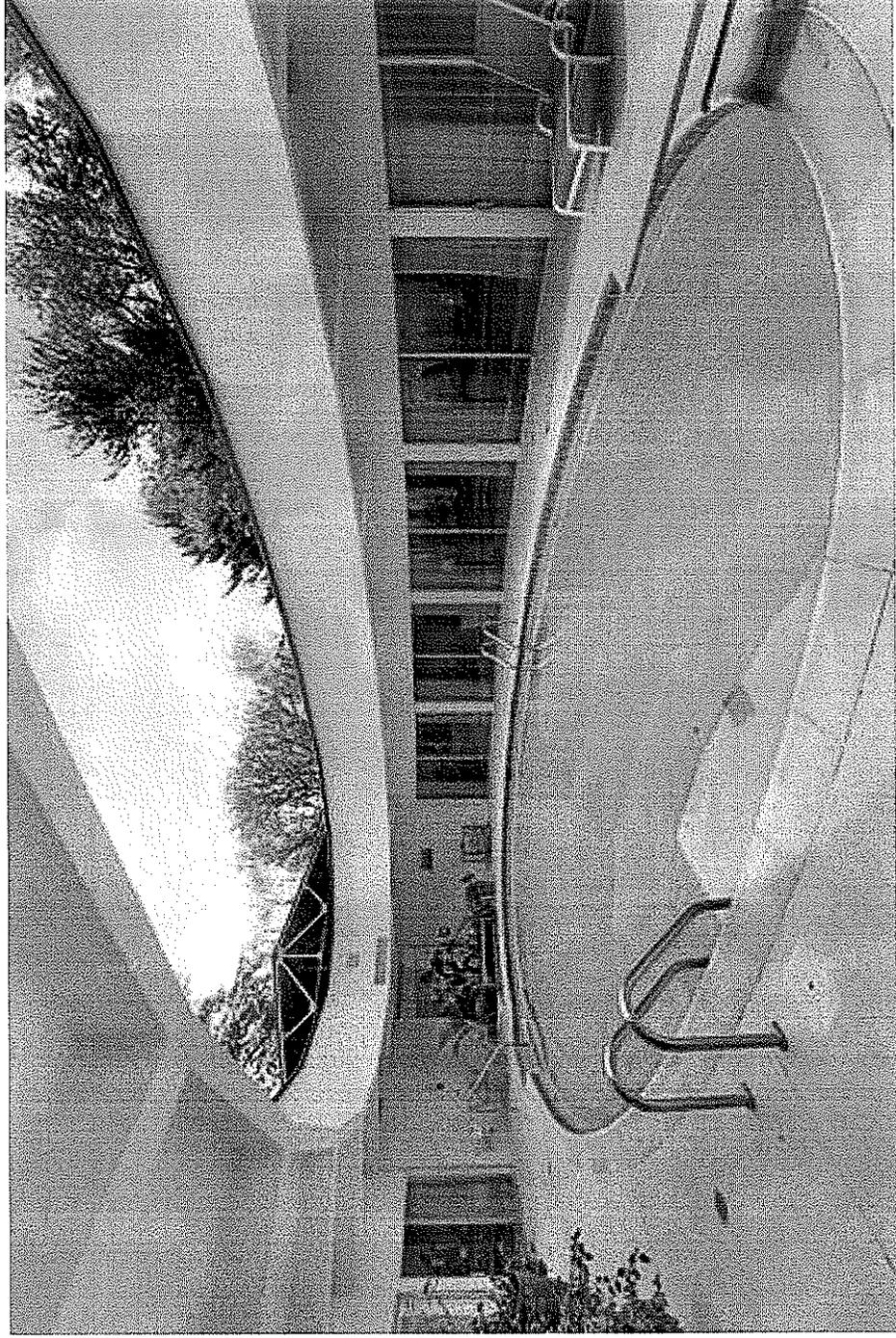
# WEINRIB HOUSE, HIGHLAND PARK 1961

modern updates

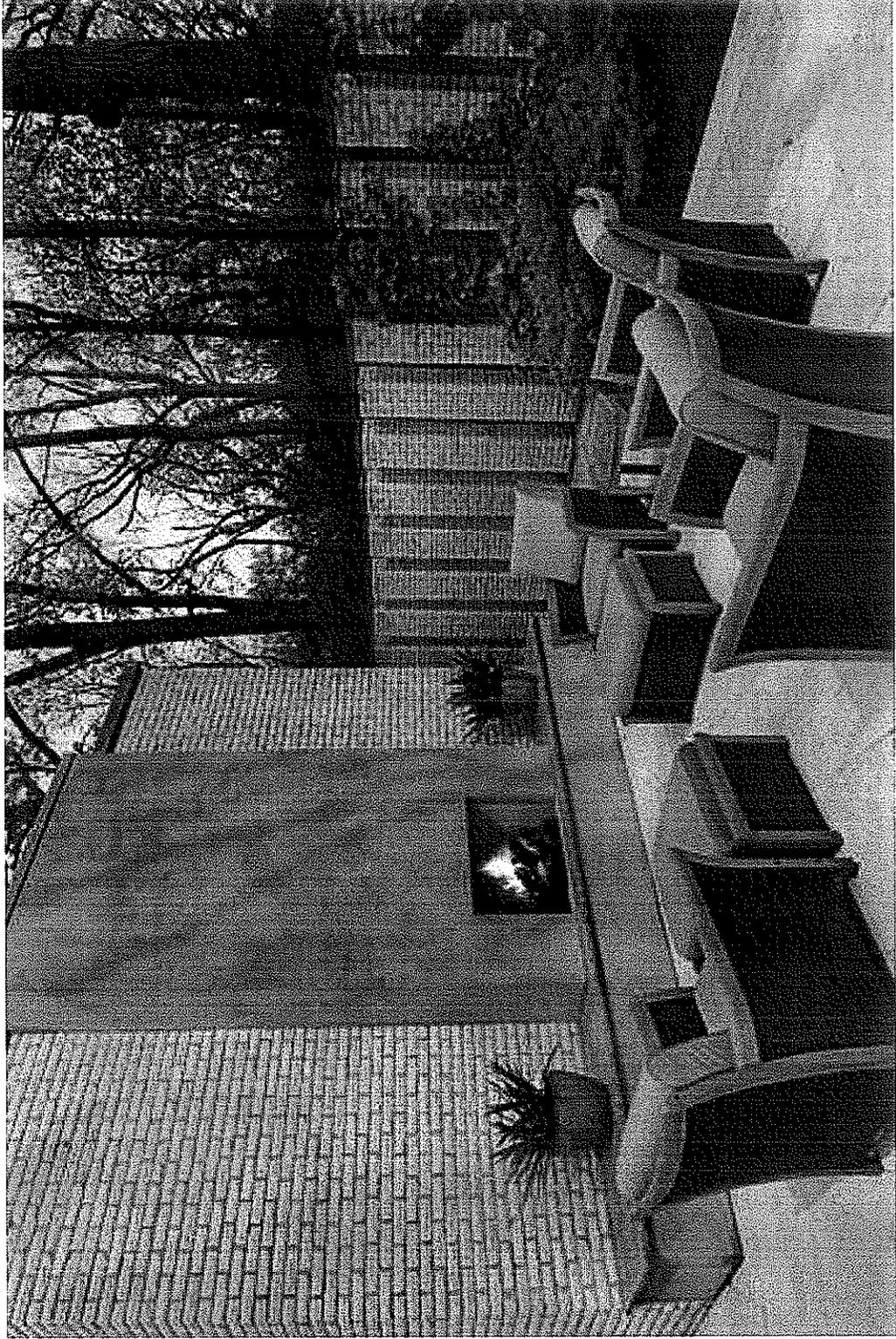


# WEINRIB HOUSE, HIGHLAND PARK 1961

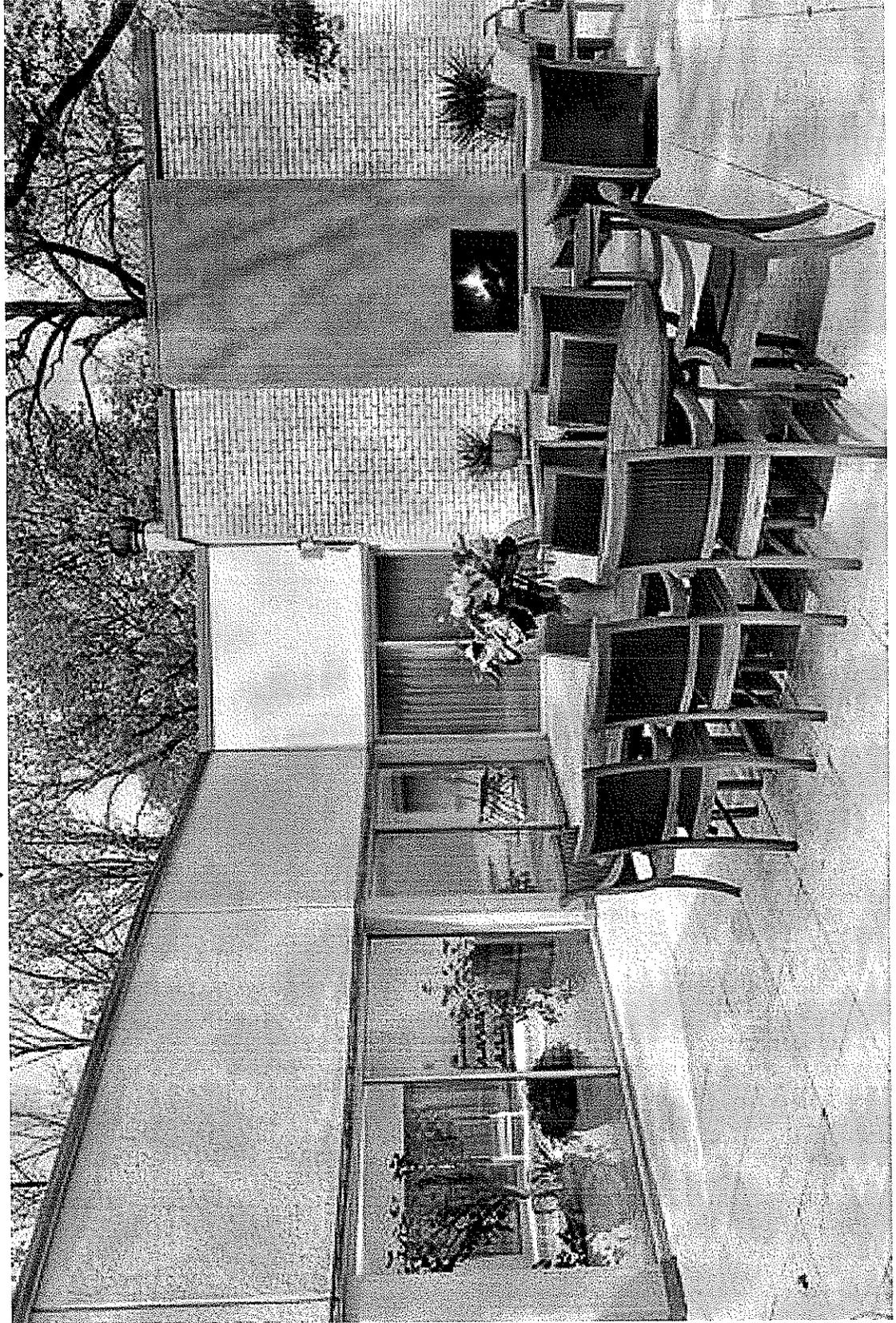
retractable sun roof



# WEINRIB HOUSE, HIGHLAND PARK 1961



# WEINRIB HOUSE, HIGHLAND PARK 1961



# SOURCES:

Interviews with homeowners

"Julius Shulman: Mid-Century Modern Chicago", by Gary Gand

Art Institute of Chicago, Oral History, Betty Blum

"Keck & Keck," Robert Boyce, Princeton Architectural Press, 1993.

"Keck & Keck Architects", Elvejem Museum of Art, Univ. of Wisconsin-Madison, Narcisco G. Menocal, 1980.

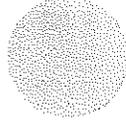
Video "Keck + Keck Architects," produced, written, and directed by Edward S. Hall in cooperation with the Chicago Athenaeum Museum of Architecture and Design, 1993.

"The American House Today," by Katherine Morrow Ford and Thomas H. Creighton, Reinhold publishing, 1951.

"82 Distinctive Houses from Architectural Record," edited by the magazine's editors, F.W. Dodge, 1952.

Interview with Peter Beltemacchi, associate professor of city planning, IIT, 1999.

Interview with Dan Obermaier: Spence house in Bensenville



## ADDITIONAL SOURCES:

- Stuart Cohen and Susan Benjamin; *North Shore Chicago; Houses of the Lakefront Suburbs 1890-1940* Acanthus Press, 2004
- Roth, Leland M. *American Architecture: A History*, ([Google Books](#)), [Westview Press](#), 2003, p. 361, ([ISBN 0813336627](#)).
- Collins, Judith; Nash, Al (2002). "Preserving Yesterday's View of Tomorrow: The Chicago World's Fair Houses". *Cultural Resource Management* **25** (5): 27–31. <http://crm.cr.nps.gov/archive/25-05/25-05-07.pdf>.
- Corn, Joseph J.; Brian Horrigan, Katherine Chambers (1996). *Yesterday's tomorrows: past visions of the American future*. JHU Press.
- Prince, Sue Ann. *The Old Guard and the Avant Garde: Modernism in Chicago 1910-1940*, ([Google Books](#)), University of Chicago Press, 1990 p. 132, ([ISBN 0226682846](#)).
- Boyce, Robert (1993). *Keck & Keck: The Poetics of Comfort*. Princeton, NJ: Princeton Architectural Press. [ISBN 1-878271-17-2](#)
- George Fred and William Keck papers at Wisconsin Historical Society Archives
- MRED LLC MLSNI, Multiple Listing Service of Northern Illinois, Realtor database; Broker Reciprocity; Baird & Warner; Coldwell Banker Residential; Jameson Sotheby's International Realty, Urban Search Corp of Chicago, Griffith, Grant & Lackie



RECEIVED  
MAR 11 2015  
BY: *MS*

College of Architecture  
S.R. Crown Hall  
3360 S. State  
Chicago, IL 60616  
msabatino@iit.edu

Tuesday, March 10, 2015

Re. Blair House and the Lake Bluff Historic Preservation Commission

Dear Mr. Stanick:

I recently moved to Chicago and IIT's College of Architecture. Soon after arriving I discovered the work of Keck & Keck. With their work I believe Keck & Keck demonstrated that Chicago modernism is not limited to Mies van der Rohe. Over the course of their careers the Kecks made an incredible contribution to architecture and the built environment.

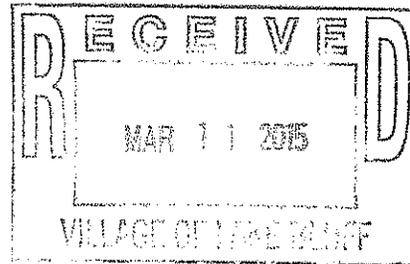
To my surprise, I recently learned about the possibility of losing the Blair House to demolition. I am therefore writing to encourage you to do whatever is possible to avoid such a violent act against the history of modern architecture.

Cordially,

A handwritten signature in black ink, appearing to read "Michelangelo Sabatino". The signature is fluid and cursive.

Michelangelo Sabatino, PhD  
Professor and Director PhD Program in Architecture

February 17, 2015



RE: Blair House, 925 N. Sheridan Road, Lake Bluff, IL  
60045

Dear Members of the Historic Preservation  
Commission and the Village Board of Lake Bluff,

We urge you to vote "YES" on the proposed  
Landmark designation of the property known as The  
Blair House at Crab Tree Farm, 925 North Sheridan  
Road, Lake Bluff, Illinois. This residence must be  
recognized for its architectural and historic  
significance to our Village. The demolition of this  
property should not be an option. Please approve the  
landmark designation which will delay the current  
demolition request and provide more time for a  
preservation-minded buyer to purchase the property.

This 1950's Keck & Keck-designed landmark house is  
eligible for listing in the National Register of Historic  
Places and is recognized as one of the most  
important mid-century era homes in Lake Bluff, the  
North Shore and the Greater Chicago region.

I strongly urge you to delay this demolition request  
through the landmark designation process, which is  
the only option available at this time.

I support the petition to vote "YES" on the proposed Landmark designation of the property known as The Blair House at Crab Tree Farm, 925 North Sheridan Road, Lake Bluff, Illinois.

Name	Address	Email
Kate Manfred	230 Norwich Ct	Kate.manfred@gmail.com
Mike Manfred	230 Norwich Ct	mmanfred@eyeshellings.com
HEATHER KERR	1535 BASIL	lazykerr@hotmail.com
GREG CRAN	125 BRIERFIELD	greg.cran@hotmail.com
KARA CRAN	125 BRIERFIELD	kcampisi@hotmail.com
Allyson Perry	307 E. North Ave	perry.allyson@icloud.com
Todd Perry	307 E. North Ave	todperry200@gmail.com
Ann Kozel	341 Signe Ct	annkozela@hotmail.com
David Kozel	341 Signe Ct	amkddd@hotmail.com
Sarah Alzamora	357 Birkdale	alzamora1@comcast.net
Megan Harris	719 W. North Ave	meganmarieharris@hotmail.com
Nisha Bhat	530 E. North Ave	nishabhat@hotmail.com
Tanya R	300 E Blodgett Ave	tanya@schulerprogram.org
JH	300 E Blodgett	jh@teamworksmedia.com

-----Original Message-----

From: Janice Hack <jhack@lflbhistory.org>  
To: Lucy Beliveau <lgbeliveau@gmail.com>  
Cc: Janet Nelson <janetn2@aol.com>; Kathy O'Hara <kohara@lfschools.net>  
Sent: Mon, Mar 9, 2015 11:44 am  
Subject: RE: Childhood home at 400 E. Center Ave.

Lucy-

It is indeed heartbreaking! I am copying Janet Nelson and Kathy O'Hara of the Lake Bluff History Museum. They may be able to help you with your advocacy efforts.

Lets hope for the best possible outcome.

Janice C. Hack  
Executive Director  
Lake Forest-Lake Bluff Historical Society  
847-234-5253  
Visit our website at [www.lflbhistory.org](http://www.lflbhistory.org)

----- Original Message -----

Subject: Childhood home at 400 E. Center Ave.  
From: Lucy Beliveau <lgbeliveau@gmail.com>  
Date: Sun, March 08, 2015 4:18 pm  
To: [jhack@lflbhistory.org](mailto:jhack@lflbhistory.org)

Hello Janice,

Although I married and relocated many years ago, I am fortunate to be able to call Lake Bluff, Illinois my hometown. My memories of growing up there are lovely and plentiful. It seems not long ago when my friends and I walked uptown to buy an orange crush at the laundromat then roamed next door to Mr. Whites' 5 and dime store for some penny candy and perhaps skipped across the street to wear out the movie magazines my parents frowned upon! These were the lazy days of summer and they were indeed such innocent times!

When I read the article in the Chicago Tribune concerning the possible demolition of the magnificent home in Lake Bluff at 400 E. Center Avenue I cringed! You see, this was the home in which my two brothers and I grew up. Please tell me it isn't true! I would like so much to do what ever is possible to keep this from happening so I am hoping you might have a suggestion. To whom might I write a letter of complaint?

I know my memories aren't enough to stop ruination and greed, but my heart would feel better if I could at least make a small attempt to allow this stately home a golden future.

Respectfully,  
Lucy Beliveau - Dallas Texas

## Brandon Stanick

---

**From:** Katherine Winston <katherinemariewinston@gmail.com>  
**Sent:** Thursday, February 12, 2015 9:34 AM  
**To:** Brandon Stanick  
**Subject:** Letter from Ross Wimer

**Ross Wimer** 7:45 PM (13 hours ago)

to me

“as a modern architect I have a somewhat ambivalent attitude towards preservation since that word is often applied to efforts to save everything that is older and what is implied is that the past is somehow more important than what we can envision for the future. However, for certain significant buildings it is the responsibility of the architectural community to speak up to avoid losing links to the past. I believe that this is true of the Blair House”

--

Ross Wimer FAIA  
Architecture Lead, Americas  
Senior Vice President  
AECOM  
312 373 7544 tel  
312 401 5112 mobile

--

**Kate Winston**  
Direct: 312.282.7420

FEB 11 2015

Harboe Architects, PC  
140 South Dearborn, Suite 306  
Chicago, IL 60603

Ph: (312) 977-0333  
Fax: (312) 977-0334

February 11, 2015

Ms. Janet Nelson, Chair  
Historic Preservation Commission  
Village of Lake Bluff  
40 E Center Avenue  
Lake Bluff, IL 60044

Re: Edward McCormick Blair House

Dear Ms. Nelson,

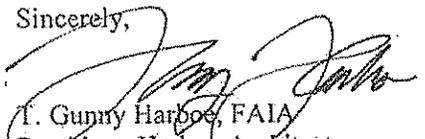
I am writing to strongly encourage you and the members of the Lake Bluff Historic Preservation Commission to recommend landmark designation for the Edward McCormick Blair House located at 925 North Sheridan Road to the Village of Lake Bluff Board of Trustees.

My name is Gunny Harboe, and I am a preservation architect in Chicago where I have been practicing for over twenty five years. During that time I have been responsible for the award winning restoration of some of Chicago's most iconic landmark buildings including the Rookery, The Reliance Building, and the Carson Pirie Scott & Co. Store, along with many others. I have also developed an international reputation for my expertise in restoring important historic modern architecture. My projects have included numerous buildings by Mies van der Rohe such as; S.R. Crown Hall (1956) and Carr Chapel (1952) at IIT, 860-880 Lake Shore Drive (1951); and Frank Lloyd Wright's Unity Temple (1908), Robie House (1910), and Taliesin West (1938-59).

In addition to my work as an architect I have been extremely active in advocating for the preservation modern heritage. In 1995, I was a founding member of DOCOMOMO\_US (Documentation and Conservation of building, sites and neighborhoods of the Modern Movement,) as the International Scientific Committee on 20<sup>th</sup> Century Heritage of ICOMOS, which is the most prominent international preservation organization affiliated with UNESCO.

The Blair House (1955) is a highly significant work of modern architecture, not just for Lake Bluff but for the whole Chicagoland area and beyond. Its architects, George Frederick and William Keck, were important and influential modern architects and Blair House is one of their finest works. I strongly encourage its designation and hope that such an action will provide an opportunity to find a solution that preserves this important work of modern architecture.

Sincerely,

  
T. Gunny Harboe, FAIA  
President, Harboe Architects  
Vice President, ICOMOS ISC20C  
Board Member, DOCOMOMO\_US

## Brandon Stanick

---

**From:** Joan Gand <jgand@gand.com>  
**Sent:** Friday, February 06, 2015 12:15 PM  
**To:** Brandon Stanick  
**Subject:** Blair House

To: Brandon Stanick  
Re: Blair House endangered

Hello,

I just want to express my concern and dismay about the status of the Keck and Keck masterpiece, the Blair House, in Lake Bluff. We own a Keck and Keck house in Riverwoods, since 1986, and in the process of educating ourselves about the architects, discovered the books on Keck and Keck that document the Blair House as one of the most spectacular custom commission they ever built. The house is a pinnacle of Modernism and so unique and special. It is an important example of the International Style/Mid-Century Modern that is so rare in the Chicagoland area.

Our organization, Chicago Bauhaus and Beyond, was created over 10 years ago to raise awareness and educate the public about Mid-Century architecture and design.

We hope something can be done to avoid losing this masterpiece that is also such an important part of the architectural collection of buildings at Crab Tree Farm, which has been so lovingly preserved over the years.

We understand that there is a buyer (a friend of the Blairs who lived in the home) who has made several attempts to purchase the house, who would preserve it well, and the heirs are holding out because of the price, which they are unrealistically inflating putting it on the market. The offer has been substantial, its not an unrealistic offer, but they refuse to consider it.

If a demolition permit is denied, this will encourage the heirs to sell the house to someone who will preserve it.

The same scenario occurred with the Rose (Ferris Bueler) House in Highland Park, and the city stuck to their guns, and the house eventually found the right buyer and is saved! If HP hadn't been firm in their resolve, this house would be gone.

Please do not grant the demolition permit!

I am going to encourage others to write as well who feel the same as we do.

Joan and Gary Gand  
Chicago Bauhaus and Beyond

--

Joan Gand  
Gand Music, The Gand Band, Neo Ventilator distribution, Chicago Women in the Blues  
[www.thegandband.com](http://www.thegandband.com)  
[www.gand.com](http://www.gand.com)  
[www.chicagoblueswomen.com](http://www.chicagoblueswomen.com)

## Brandon Stanick

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**From:** Katherine Winston <katherinemariewinston@gmail.com>  
**Sent:** Monday, February 09, 2015 10:01 AM  
**To:** Brandon Stanick  
**Subject:** Fwd: Blair House

Brandon,  
From John Syvertsen.  
Thanks,  
Kate

----- Forwarded message -----

**From:** John Syvertsen <jmsyvertsen@gmail.com>  
**Date:** Mon, Feb 9, 2015 at 9:34 AM  
**Subject:** Blair House  
**To:** "katherinemariewinston@gmail.com" <katherinemariewinston@gmail.com>

To: Mr. Brandon Stanick, Lake Bluff Historic Preservation Commission

Re: Blair House

Mr. Stanick:

I am writing to add my voice to the many who have expressed concern over the possibility of losing Keck and Keck's Blair House, a possibility made immanent by the granting of a demolition permit. Others have written at length about the historic and architectural significance of the house. As far back as 1957, Architectural Record magazine described it as a "very significant property". We all know it as an excellent example of the signature style of Keck and Keck and of mid-century modernism in the nation. I understand that these decisions are difficult, with many forces to be reconciled. But while demolishing the Blair House may be a response to immediate pressures, I sincerely hope that the denial of the demolition permit will buy enough time to reach agreement with a sympathetic buyer. I believe there are numerous organizations in the Chicago area that would greatly value the opportunity to share the experience of such a treasure. To lose it would be regrettable in the long run. It would be a cultural loss for Lake Bluff, the Chicago area, and the nation.

Sincerely,

John M. Syvertsen, FAIA

Chair, Board of Regents, American Architectural Foundation  
Past President, Graham Foundation for Advanced Studies in the Arts  
Past President, Chicago Chapter, American Institute of Architects  
Past Chair, AIA National Committee on Design  
Past Chair, Board of Trustees, Chicago Architecture Foundation

## Brandon Stanick

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**From:** Lisa DiChiera <DiChieraL@lpci.org>  
**Sent:** Monday, February 09, 2015 3:52 PM  
**To:** Jeff Whyte  
**Cc:** janetn2@aol.com; Brandon Stanick  
**Subject:** RE: Blair House

Jeff,  
Thank you for your correspondence. I have cc'd Janet Nelson, chair of the Lake Bluff HPC, and Brandon Stanick with the Village, so that they are aware of your comments.  
Thank you for all your great work at the Schweikher House.  
Lisa DiChiera  
Director of Advocacy  
Landmarks Illinois

---

**From:** Jeff Whyte [mailto:jeff@jeffwhyte.com]  
**Sent:** Monday, February 09, 2015 1:48 PM  
**To:** Lisa DiChiera  
**Subject:** Blair House

Ms. DiChiera,

I am an architect and sit on one of the Schweikher House boards. I have been integrally involved with the preservation of the Schweikher House for nearly 20 years. Paul Schweikher and George Fred Keck were friends and had occasion to work together. I would like to add my voice to the growing numbers that are striving to preserve mid-century modernism as it becomes of age. I find it ironic that in an age when so many people revere old architecture, that they seem to forget that when the buildings they love so much were first built they were considered cutting edge. The Parthenon in Rome, Thomas Jefferson's Monticello, and so many others were not considered beautiful vintage buildings until they were substantially aged. When first built they were considered modern. It takes a mature understanding of human culture to know what to preserve. I believe that Keck + Keck's Blair House meets the necessary criteria for preservation as an excellent example of Modern architecture and the work of Keck + Keck.

Best of luck at the upcoming meetings and thank you for all your hard work to preserve great buildings.

Jeff Whyte

Jeff Whyte, RA, ALA

Architect Jeff Whyte +Assoc Inc  
645 S. Meacham Rd.  
Schaumburg, IL 60193

847-490-0094

[www.jeffwhyte.com](http://www.jeffwhyte.com) | [jeff@jeffwhyte.com](mailto:jeff@jeffwhyte.com)

## Brandon Stanick

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**From:** paul.bergmann@comcast.net  
**Sent:** Tuesday, February 10, 2015 10:27 AM  
**To:** Ross, Phillip  
**Cc:** Bergmann, Paul; Brandon Stanick  
**Subject:** Re: Blair House

Hi Phillip,

Thank you for your email & concern about the Blair House. We went through it a year ago & it is a gem of a house.

Would you please do a couple of things: Use my current email: [paultbergmann@gmail.com](mailto:paultbergmann@gmail.com)

And send any more of your concerns to Brandon Stanick at the Village. He will (officially) add your comments--and the Gands, to the package.

Come to the meeting on Weds night & make your views known.

Thanks for being part of the process.

Paul Bergmann  
847 778 3024

---

**From:** "Phillip Ross" <neodeco@comcast.net>  
**To:** "Paul Bergmann" <paul.bergmann@comcast.net>  
**Cc:** "Frانيا Ross" <frania@neodeco.com>, "Joan Gand" <jgand@gand.com>  
**Sent:** Saturday, February 7, 2015 4:47:00 PM  
**Subject:** Blair House

Hi Paul,

Our paths haven't crossed in too long. Hope you are well.

Hey, I'm writing because I heard the Blair House is in danger of being demolished.

Frانيا and I would hate to see Lake Bluff lose such an architectural treasure.

I recall from my days on the Plan Commission that Mr. Blair didn't want the land to ever be developed, and had put some legal instruments in place to that effect. I believe Bill Price, who was Chairman of the Plan Commission, had had direct conversations with Mr. Blair, or was very familiar with what his opinion was.

Anyway I figured that demolition permit would have to be approved by the Architectural Preservation Committee, so I wanted to reach out to you to alert you to it, or find out what the real status is. Please

let me  
know if you can.

Also, I'm copying you on a letter from our friends Joan and Gary Gand,  
who live  
in a beautiful Keck and Keck home in Riverwoods and who founded Chicago  
Bauhaus and Beyond,  
that I'm sure I probably mentioned this organization to you in the past.  
I'm also copying Joan on my email here  
so that you would have her contact info, and vice versa, assuming it's  
appropriate.

Thanks Paul.

Phillip

Re: Blair House endangered

Hello,

I just want to express my concern and dismay about the status of the  
Keck and Keck masterpiece, the Blair House, in Lake Bluff. We own a Keck  
and Keck house in Riverwoods, since 1986, and in the process of  
educating ourselves about the architects, discovered the books on Keck  
and Keck that document the Blair House as one of the most spectacular  
custom commission they ever built. The house is a pinnacle of Modernism  
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Joan and Gary Gand  
Chicago Bauhaus and Beyond

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## Crab Tree Farm's Edward McCormick Blair residence, 1955

*Designed by Chicago architects Keck and Keck in the International and the villa, or country place, styles*

The Edward M. Blair 1955 Keck & Keck designed modernist mansion was built on an over twenty-acre lakefront parcel of the over two-hundred-acre Crab Tree Farm. The larger property has been a gentleman's farm since 1860 and today is Illinois' last Lake Michigan shore working farm. The Edward M. Blair house, [925 North Sheridan Road, Lake Bluff](#), (listing as of Dec. 2014) certainly is a North Shore historic and architectural landmark from two main perspectives: one that of its historic position in the gentleman's farm heritage the Blodgett-Durand-Blair property, 1860-2010, and the other that of its remarkable styles, both Country Place/Villa and International.

To begin, Mr. Blair represented until his passing represented only the third family of owners of a large gentlemen's farm from Blodgett Road north to the former Lester Armour property. Since at least 1860 it was the gentleman's farm of Judge Henry W. Blodgett, a northern Illinois pioneer since the 1830s, notable anti-slavery activist and key supporter of Abraham Lincoln in the decade leading up to his election to the presidency. After Blodgett's death early in the 20<sup>th</sup> C., in 1905 this Lake Bluff property was acquired by Scott and Grace Garrett Durand. Mrs. Durand then moved her model dairy farm from its Crab Tree Road, Lake Forest, location into the former Blodgett barns. When fire destroyed the barns and damaged the adjacent house in 1910, Mrs. Durand rebuilt the barns in a fireproof manner to designs by noted Pullman architect Solon Beman, 1911, and she rebuilt the house within the original Blodgett era walls to designs by architect Hugh M. G. Garden. The landscape around the house and barns was created by Jens Jensen, often associated with Garden, with some of the Jensen-era arbor vitae trees still in place there. By the mid 1920s the Durands sold a strip of the northeast portion of the farm to the Uileins and immediately south of this some eleven acres to William McCormick Blair, as part of a series of efforts to develop the east side of the farm when the nearby Shoreacres golf club opened in the period. David Adler was the architect for the Blairs and also the prevailing landscape designer for this estate, for the house, tennis house, and auxiliary cluster of greenhouses, garages, staff

## [Lake Forest Country Places Articles:](#)

[J. Ogden Armour's \*Melody Farm\*](#)

[Ragdale Barnhouse](#)

[Glen Rowan](#)

[Howard Van Doren Shaw's Finley Barrell House](#)

["Centaur's," the 1913 and 1920s home of Alfred E. and Clarice Hamill \(rev. November 2009\)](#)

[Countess Gizycki's "Little Cottage," Cissy Patterson's early 1900s Lake Forest home](#)

["Rookwoods," Home of Helen Culver, a founder of Chicago's Hull House \(1889\)](#)

[Arthur Dixon III House, by Anderson & Ticknor \(1935\)](#)

[Bernard Eckhardt's "Pinewold" by architect William C. Zimmerman and landscape designer Jens Jensen, \(1907\)](#)

[Fairlawn \(part 1\)](#)

[Fairlawn \(part 2\)](#)

[Holts' "Homestead" \(1860\) And the Hamills' Italian Tower](#)

[Hubbard's "Stonywood"](#)

[John V. Farwell House](#)

[Noble Brandon Judah Estate](#)

lodges, etc. By the 1950s Mr. Blair was buying the rest of the farm from the Durand family, and was breaking off an over twenty-acre portion of the southeast lakefront portion for his son, Edward. It is here that the house in question was built, designed by modernist master architects Keck and Keck in 1953 and completed by 1955.

Edward McCormick Blair (1915-2010), both a great grandnephew of Cyrus McCormick and also a scion of the Chicago pioneer Chicago families of businessmen: hardware merchant Edward T. Blair and the banker Joseph T. Bowen. After schooling at Groton, Yale, and Harvard Business (M.B.A.) and wartime service, young Edward M. Blair joined the Chicago investment banking firm founded his father: William Blair & Co. By 1950 a partner, he succeeded his father as managing partner in 1961 and led the firm until his retirement in 1977. He served on many corporate boards, including that of North Central Airlines (eventually a component of Delta Airlines) and Marshall Field & Company (eventually part of Macy's). He also led philanthropic boards including Rush Medical Center and the investment committee of the University of Chicago's board of trustees. Just before World War II Mr. Blair married Elizabeth Inglehart of Baltimore, who died in 2001. This couple's two sons, Edward Jr. and Francis, by 2010 when Edward M. Blair died, had given Mr. Blair five grandchildren and six great-grandchildren.

The family's Keck & Keck country place of 1955 was Edward Blair's home for over a half century, to 2010. By that time the lakefront of the old Blodgett farm parcel was in conservancy, south; then a large portion owned by the Pawlicks; then north is the Schuler property with its house by the noted architect Lawrence Booth, the designer who also rebuilt the burned Shoreacres Adler clubhouse in the mid 1980s; and the original 1920s William McC. Blair estate, owned by John and Neville Bryan since the early 1980s, who also bought the rest of the farm to the west a few years later. Thus, 925 Sheridan is one of only four residences on this stretch of Lake Forest's original Blodgett farm, and—as Mr. Bryan has pointed out—Illinois' last lakefront working farm. To a remarkable degree, too, it remains one landscape with a succession of wooded and open spaces, running north to south the length of the farm's shoreline. The Blair house by Keck & Keck sits at the east, bluff end of an old oak savanna now much of it in conservancy, the residence's landscape. As a residence built on what was a compound, the Edward McC. Blair house with its natural landscape is a notable *de facto* historic landmark.

Turning to the architectural significance of this remarkable house, as shown in the book entitled *Keck & Keck Architects* by Narciso G. Menocal (1980), pp. 70-71, the Edward Blair house is notable for its two main style heritages. The first is the house's striking design links to the International Style, especially that of Chicago immigrant in 1938, architect Mies van der Rohe. The second heritage seen is that of its plan and setting within the main stream of country house planning both since the five-part Palladian villa plan was created in mid 16<sup>th</sup> C. northern Italy and also since the 18<sup>th</sup> C. English landscape style emerged, with its informal indirect approaches to stately homes.

The modernist Keck & Keck firm, which is featured in the last two house articles of *North Shore Chicago: Houses of the Lakefront Suburbs, 1890-1940* by Stuart Cohen and Susan Benjamin (Acanthus Press, 2004), pp. 284-94, has risen in prominence especially in the last decade as mid-century modernism has been revived and reprised from the Trump Tower to the new studio at Ragdale, Lake Forest. The designer of the brothers, George Fred Keck (1895-1980), created two "extraordinary" (Cohen and Benjamin, p. 313) exposition houses for the 1933-34 Century of Progress, a 1933 octagonal House of Tomorrow with floor to ceiling plate glass windows and a 1934 Crystal House, with its surrounding window walls and the roof and floors suspended from an external structure. This led to two north shore International Style residential commissions in the 1930s, the Wilmette Bruning house and the Lake Forest Cahn house, the latter built on the site of Howard Shaw's 1900s Kuppenheimer house, that of Mrs. Cahn's parents. The Cahn place, now obscured by renovation, was well-known and highly visible in conservative Lake Forest, at Westleigh and Green Bay Roads.

[Mrs. Stanley Keith](#)

[Albert Lasker Estate](#)

[Lincoln Cabin At Ragdale](#)

["Roadside"](#)

[Armour's "Melody Farm"](#)

[Quinlan Estate](#)

[Taylor's "Bluff's Edge"](#)

[Leverett Thompson House](#)

[Thorne Estate](#)

[McCormick's "Walden"](#)

[Crab Tree Farm](#)

[Edward McCormick Blair residence](#)

[Brown House](#)

[Barat College \(Lake Forest Preservation Foundation\)](#)

[Mayflower Place](#)

Semi-circular or arched in plan, with a central entry, the Cahn house's house's circular fireplace inglenook is not unlike Wright's Wingspread circular plan, at Racine, WI, though contrasting dramatically in materials and colors: Wright's earth tones and natural woods and masonry and the Cahn house's new industrial surfaces and prevailing white coloring.

The International Style of the Edward Blair residence from George Fred Keck's design is clearly seen in the image of the hall on p. 70 of Menocal's 1980 monograph and that of the house and landscape plans on p. 71. As the view of the hallway shows, there is a prominent stairway, of the sort built by Mies for the Arts Club, Chicago, in 1951 (demol. 1990s) for its East Ontario Street quarters. The Miesian tortuously challenging "simplicity" or beauty of the stairway belies the painstaking planning and workmanship of the finished product. The surviving Farnsworth House, 1951 (a National Trust and Landmarks Illinois museum at Plano, IL, thanks in no small part to the Bryans), a country retreat as well, also reflected this careful attention to detail and studied simplicity. The absence of traditional ornament is noticeable, replaced by an appreciation for line, vistas, proportions, materials (also rich but unadorned wood panels), and composition. This Keck & Keck Blair house is in contrast to the firm's also contemporary and also stunning Fagan house of southwest Lake Forest, but there Wrightian in character with its union with the landscape of the natural materials of the structure. Set low on the prairie on the former Lasker estate, the wood and masonry on the north façade of the Fagan house hugs the horizon at the top of a rise, and on the south is open with floor to ceiling windows to absorb the sun's light and heat in winter, but sheltered from those by overhanging eaves from summer sun. The 1955 Blair house stands out distinctly from its landscape setting.

Even more fascinating is the way that Keck & Keck related their Edward Blair house with its fine but unadorned woods and other natural materials to the country house expectations of the family and their guests. From the plan (a view from above) the five-part *parti* is clearest, with its masonry floor, reflecting hierarchy of materials instead of height at the center entry, the focal point. The one-story center both highlights the entry in a classic way, but in a counterpoint manner, reversing expectations for height there but giving the same clue. The plan follows an arch, as at the Cahn place two decades earlier; but here the wings jut back to the west, in a Palladian riff. Though modern, it then is early New Formalist, with its balanced wings and central entry. North and south of the central stone-floored entry are the two story halves of the house, to the south the living room, conservatory and family bedroom wing and to the north the dining room (immediately north of the entry also with a masonry floor) and service rooms and garage. This echoes expectations for elite housing since the age of Andrea Palladio in the Veneto in the mid 16<sup>th</sup> C. and as reprised especially in Britain and the U.S. in the Georgian period. Also Georgian is the clear reference to the English landscape style and the Picturesque in the indirect, curving approach of the drive through the natural savanna up to the entry porch through the twenty acres or so of woodland west of the house. The circular turnaround in the three-sided entry court also is characteristic of the English landscape style.

It has been observed how ahead of their time were Keck & Keck in embracing sustainable architecture, with the Fagen house's stone floors absorbing sunlight in winter to heat the house in the evening, and the Wrightian broad overhangs to keep out summer sun. The Blair house too has this characteristic, in addition to the stone-floored entry in its conservatory, truly an indoor garden facing to the south, and divided from the living and master bedrooms by the floor to ceiling brick fireplace and chimney. Open above in the master bedroom, the stones of the floor and bricks of the chimney wall store winter solar heat and then release it to rise into this space in the evening. There also were clever grill openings for ventilation by cross breezes east to west in these two main rooms.

Thus, at the beginning of the New Formalist design impulse following on modernism's earlier asymmetry and less-is-more aesthetic, the Blair house provided a comfortable country house in the latest International Style mode, but with the traditional comforts and eye to entertaining of Chicago's leadership. The warm woods of the living room and masonry of the dining

room floor mitigate the almost clinically Spartan character of the spaces. Awe, if not shock, was part of the fun, the friction of the meeting of the expected comforts with the jagged edges of the new aesthetic of the Farnsworth House and Mies's 860-880 N. Lake Shore Drive. The nearby lake view for the Blair house heightens this resemblance to the water-facing tall-building Chicago designs of Mies's. The effect still today is extraordinary and in 1955 must have been breathtaking. In Adler's William Blair house of the 1920s the style was nostalgic, but the plan was more edgy (the master and guest bedrooms on the same floor as the living rooms, in the select southern exposure rather than the living room). Here the plan is quite nostalgic, but the style is edgy. In some respects, the Keck & Keck Blair house is the other half of a pair of family houses in dialog across the span of time from the 1920s to the 1950s.

This 1950s landmark house with its landscape setting is integral to the great gentleman's farm dating back a century and a half and one of the jewels in the crown of Lake County's and Lake Bluff's lakefront. Its elegance, richness of materials, state of preservation and rich design heritage make it an outstanding feature of Chicago's upper north shore. Its key role in the history of Lake Bluff cannot be disputed.

Arthur H. Miller\*

August 2011; rev. October 10, 2011; December 19, 2014

\* Arthur H. Miller was Archivist and Librarian for Special Collections,

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Chicago (in English, an abbreviation, and Northwestern (in English), and he studied at the U. of Caen, Calvados, Normandy, France. He has co-authored and edited books on Lake Forest area architecture and landscape history and contributed articles to books on these topics. (A 2009-LF/LB Historical Society-published book on the mid-20<sup>th</sup> C. architect Walter Frazier and his firm discusses Edward Blair's aunt Lucy Linn's house just north of the Blair house at Shoreacres and mentions Frazier's small addition/alteration to the 1920s Adler house of Edward's parents nearby.)

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December 19, 2014

Bonnie McDonald, President  
Landmarks Illinois  
Suite 1315  
53 W. Jackson Blvd.  
Chicago, IL 60604

RE: **Edward M. Blair House**  
925 N. Sheridan Rd., Lake Bluff, Lake County

Dear Ms. McDonald:

Thank you for requesting an assessment of the above property's eligibility for nomination to the National Register of Historic Places.

We have reviewed the information you provided and have evaluated the property in terms of the National Register criteria. Based on this review, we believe that the property would be eligible for listing in the National Register. Please refer to the attached eligibility assessment sheet for further details.

Please feel free to contact me at 217/785-4324 if you have any questions, and I would be happy to assist you.

Sincerely,

Andrew Heckenkamp  
National Register Coordinator

DEC 24 2014

cc: Kathleen O'Hara, President, Village of Lake Bluff  
Janet Nelson, Chair, Lake Bluff Historic Preservation Commission



## National Register Eligibility Assessment Sheet

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**Property:** Edward M. Blair House

**Location:** 925 S. Sheridan Road, Lake Bluff – Lake County

**Date:** December 19, 2014

The above property appears to meet the following National Register Criteria:

- Criteria A:** Property is associated with events that have made a significant contribution to the broad patterns of history.
- Criteria B:** Property is associated with the lives of persons significant in our past.
- Criteria C:** Property embodies the distinctive characteristics of a type, period or method of construction or represents the work of a master, or possesses high artistic values, or represents a distinguishable entity whose components lack individual distinction.
- Criteria D:** Property has yielded or is likely to yield information important to prehistory or history.

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### Areas of Significance

Architecture

### Additional Comments

The property appears to retain sufficient integrity and would be significant as the work of master architects, Keck and Keck. It is also an outstanding example of Lake Bluff's post World War II residential architecture. The period of significance would be 1955, the year of its construction.

*This eligibility assessment is provided to assist in determining whether to pursue National Register Listing. It is not a guarantee of eventual National Register Listing.*

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**6. Consideration of a Significant Demolition Application for the Complete Demolition of 216 E. Center Avenue**

Chair Nelson introduced the item and noted the house was built circa 1935.

Mr. John Sorenson, representative of U.S. Shelter Homes LLC (owner), described the house noting that a slab addition was added to the rear of the house using different materials and different window styles. The floors are uneven and shares a driveway with the home to the east. The house has been on the market for ten months. He expressed his belief the house is in poor condition and would be difficult to repair. He stated full demolition is proposed for the house and would improve the setback and driveway situation with a new home. He noted trees in the parkway will be preserved and no zoning variations will be required. He expressed his belief that his research did not yield anything significant about the history of the house to satisfy the landmark designation criteria.

Chair Nelson reviewed the following three options available to the HPC: (i) terminate the review; (ii) take no action and allow the process to expire in 90 days; or (iii) extend the review period for a total of 120 days.

A discussion ensued regarding the HPC's willingness to support a plan as it did with the construction of 210 E. Center Avenue in 2005.

Mr. Sorenson stated the new house will have a similar shake siding and a porch. The new house will have the same width of 35 ft. and will comply with the height requirements of the zoning district. The new house will also be oriented more toward the east side of the lot to fit a separate driveway on the west side. There is currently no buyer for the property and the house will be built as a spec house.

Chair Nelson expressed her preference for the new house to be sensitive to the streetscape.

Member Hunter moved to terminate the demolition delay for the house at 216 E. Center Avenue. Member Francoeur seconded the motion. The motion passed on the following roll call vote:

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

**7. Consideration of: (i) a Significant Demolition Application for Complete Demolition; and (ii) the Submission of a Landmark Nomination Application for 925 N. Sheridan Road**

Chair Nelson introduced the item and invited Mr. Edward Blair, Jr., a representative of the Estate of Edward M. Blair, to address the proposed demolition of 925 N. Sheridan Road. Mr. Blair noted that his father passed away several years ago and his wish is to sell the remaining assets of the estate and give to several charities. He noted he is one of three trustees of the Estate. The main goal is to sell the house and property and at this time an acceptable offer

Recipient: The Lake Bluff Illinois Historic Preservation Commission and Village Board.

Letter: Greetings,

Save Keck and Keck's Historic Blair House in Lake Bluff, IL

# Comments

Name	Location	Date	Comment
Kari Nichols	Coloma, MI	2015-03-02	I think it's important to preserve our history through architecture.
Susan kleine	Savannah, GA	2015-03-02	i lived in LB for 8 years and love the house.
jed slaughter	berwyn, IL	2015-03-02	the midwest has very few examples of significant modern architecture. This home deserves a place in history.
Liz Bruckner	Libertyville, IL	2015-03-02	I am a keck and keck homeowner
Amy Carter	Munster, IN	2015-03-02	Our architectural heritage needs to be preserved. Keck + Keck are among Chicago's most important and progressive practitioners of modernist architecture. Their legacy is still having an impact on those designing and building today and their work is even more relevant now. We have lost too many examples of mid-century modern residential architecture. Once it is gone, it is lost forever. Chicago is know the world over for important post-war modern architecture and design. Other cities have embraced their built history. It is a crime against our culture to destroy important works like the Blair house.
Dennis Everson	Lincolnwood, IL	2015-03-02	This is an American treasure. We simply cannot afford to let this go!
Melissa kliesch	Chicago, IL	2015-03-02	architecture is history, tearing it down is wiping out history
tamara bohorquez	chicago, IL	2015-03-02	We should save good design.
Helen Kales	ann arbor, MI	2015-03-02	We need to stop destroying beautiful mid century gems to build mcmansion monstrosities.
Michael Howard	Atlanta, GA	2015-03-03	I'm sgining because I feel the home has architectural significance that's irreplaceable and must be studied and enjoyed by architects and the public. Is it too important to be lost!!!!
Kim Stewart	LA, CA	2015-03-03	This is a historical treasure
Yvonne Steinwold	Lake Forest, IL	2015-03-03	we need to preserve history not destroy it
Holly Dennis	Sarasota, FL	2015-03-03	This gem should be saved
Benjamin Becker	tewksbury, MA	2015-03-03	These buildings represent the golden age of American architecture.
Bee Campbell-Raymond	Halifax, Canada	2015-03-03	I can't believe demolishing this would even be an option.
Emily Kleine Elwyn	Saint Petersburg, FL	2015-03-03	I am a professional historic preservationist and grew up in Lake Bluff. My career was inspired by the tremendous sense of place in the town. I returned last week for the first time in nearly 20 years, and was so pleased to see preservation in action and the beauty of the town preserved. The Blair house is truly and important part of the fabric of the city. Please landmark this structure. With the renewed interest in mid-century architecture an appropriate buyer will be found.
Jared Sebby	Sevierville, TN	2015-03-03	I'm signing because this house is too architecturally significant to be demolished, and the demolition of it would irreversibly erase a Chicago landmark forever. Houses like this deserve to be maintained for future generations.
Candy Hart	Cumby, TX	2015-03-03	This is beautiful architecture, please don't demolish history!
Natalie Ramos	Clovis, CA	2015-03-03	Our history should be preserved.
emma heys	Birmingham, United Kingdom	2015-03-03	Architecture is art
Liz BUre	barrington, IL	2015-03-03	Tearing this down would be short sighted and foolish.

Name	Location	Date	Comment
andy jennings	Madison, WI	2015-03-03	This house has historic value and should not be bulldozed just so someone can make more money.
Jeffrey Sharp	Nashville, TN	2015-03-03	I strongly believe in preserving architectural history.
David Andrews	Chicago, IL	2015-03-03	It's important to people I know.
Neal DeVries	Chicago, IL	2015-03-03	It's beautiful!
Karel Proot	Veurne, Belgium	2015-03-03	It's a shame
Kevin McCullough	Chicago, IL	2015-03-04	Outstanding example of midcentury residential architecture
Molly Browe	Waukegan, IL	2015-03-04	Please preserve the past by saving the significant homes that represent the best of an era!
Barbara Reeder	Lawrenceville, NJ	2015-03-06	my friend Herman asked me to !
Edith Radmussen Ahern	Lake Forest, IL	2015-03-06	this beautiful and historic building should be preserved!
Lindsey Ragsdale	Lake Forest, IL	2015-03-06	I think it's important to preserve history
Luki Sumner-Rooney	Cambridge, ENG	2015-03-09	/r/Mid_Century!
Alison Fisher	Chicago, IL	2015-03-10	Very few modern homes of this era survive, and this one is among the best.
Thomas Harboe	Chicago, IL	2015-03-10	It is a very important house by two of Chicago's most important modern architects.
Michelle Burke	Chicago, IL	2015-03-11	Eritage.We must stop developers from destroying our architectural
David Schure	Princeton, NJ	2015-03-11	I serve on a local board, the Princeton Historic Preservation Commission, which is also facing challenges to mid-century modern houses that are not fully appreciated yet. We need to stand up for these designs.
Cecelia Tazelaar	Princeton, NJ	2015-03-11	I agree with David Schure. Please do not demolish this house!
Eric O'Malley	Lisle, IL	2015-03-11	I care about preserving our region's Modern cultural heritage.
John Eifler	Chicago, IL	2015-03-11	Keck and Keck are architects of international significance - works like these are what makes Chicago special
Janet Halstead	Evanston, IL	2015-03-11	This is an important mid-century modern house by important architects and deserving of special consideration.
William Kissinger	Oak Park, IL	2015-03-12	it is the right thing to do!
William Kissinger	Oak Park, IL	2015-03-12	it is the right thing to do!
AJ Tobis	Lansing, IL	2015-03-12	This gem is too beautiful to demolish!
Breen Inkmann	Lake Forest, IL	2015-03-12	We need to preserve our past!
Eric Ingram	Universal City, CA	2015-03-12	Signing because we need to preserve this historic property!
DEL PARRA	Libertyville, IL	2015-03-12	Historic places are important.
Lauren Benson	Libertyville, IL	2015-03-12	Beautiful structures should not be torn down for new architecture. This would be a crime to tear down.
James Calderaro	Rockville Centre, NY	2015-03-13	It's an important example of our architectural culture.
Karen Connell	Chicago, IL	2015-03-13	George Keck was an important architect- designing two models at the 1933 World Exhibition, an early pioneer of solar housing, and a teacher at the Bauhaus School. This house is a wonderful example of his modernist, glass work and I do not want to see it razed.
Jory Cathlina	Westfield, IN	2015-03-13	I believe that the integrity of a community can be compromised when it's history is allowed to be erased on the promise of bigger, newer, better. What gives Lake Bluff it's much loved small town idyll has everything to do with its history and to bulldoze that in this instance or the next is a mistake.

Name	Location	Date	Comment
brittany marsch	Palatine, IL	2015-03-13	From Lake bluff.
Kay Butler	Lake Forest, IL	2015-03-14	This is a landmark house which needs to be preserved of a special era in Illinois history.
sophie carlisle	Evanston, IL	2015-03-14	Architecture is an important cultural legacy. I grew in that community and want to see it preserve its landmarks.
Kathleen Kasprzak	Lake Bluff, IL	2015-03-17	I live at Crab Tree Farm. I've been in this home. I believe that it should be preserved as it is and in celebration amongst the David Adler buildings as well as Crab Tree Farm proper. Support the Historical relevance of this Landmark!
Judith Wolford	chicago, IL	2015-03-17	Architecture is the only "art" that we can live within and interact with on a very personal level.
Michael Kelly	Barrington, IL	2015-03-17	Keck homes are a significant part of architectural history. The home should be preserved as a historical landmark.
brian mattes	chicago, IL	2015-03-17	the house deserves landmark status!
Dionne Harrell	Chicago, IL	2015-03-17	Beauty should be preserved
Danina Becker	West Chicago, IL	2015-03-17	I'm signing because I believe this beautiful home should be saved. There are a limited supply of these Mid Century homes and the style is just hitting it's popularity. What a waste if this home is destroyed.
Amber Katzberger	Homewood, IL	2015-03-17	We need to preserve our history!
francesca lanuza	highland park, IL	2015-03-17	This would be so horrible.
Cheryl Runge	Chicago, IL	2015-03-17	This property is a historically significant treasure, and will eventually draw a passionately interested buyer happy to preserve and restore it. Please give it, and the economy, more time, and designate it a landmark.
Mary LeRoy	Kankakee, IL	2015-03-18	It's so important to preserve mid century history. Think about all the historical buildings that have been demolished and regretted. Don't make this mistake!
Jessica Driscoll	Chicago, IL	2015-03-18	Preserve Mid Century!
Christopher Beauchamp	Chicago, IL	2015-03-18	it's essential to preserve history!

	A	B	C	D	E	F
1	Name	City	State	Zip Code	Country	Signed On
2	kati murphy				United States	3/2/2015
3	Ellie Crouch nottoli	Lake Forest	Illinois	60045	United States	3/2/2015
4	Jessica muller	Lake Forest	Illinois	60045	United States	3/2/2015
5	Megan Howland	long grove	Illinois	60047	United States	3/2/2015
6	Cyndi Winsor	Lake Bluff	Illinois	60044	United States	3/2/2015
7	Kari Nichols	Coloma	Michigan	49038	United States	3/2/2015
8	Elena Morris	Mundelein	Illinois	60060	United States	3/2/2015
9	David Lidstrom	Libertyville	Illinois	60048	United States	3/2/2015
10	Stephanie Kinser	McHenry	Illinois	60051	United States	3/2/2015
11	Sara Stephenson	Grayslake	Illinois	60030	United States	3/2/2015
12	meryl mcmahon	Lake Forest	Illinois	60045	United States	3/2/2015
13	Susan kleine	Savannah	Georgia	31411	United States	3/2/2015
14	Jed slaughter	Berwyn	Illinois	60402	United States	3/2/2015
15	Megan beidler	Lake Forest	Illinois	60045	United States	3/2/2015
16	Breen Tivnan Inkmann	Lake Forest	Illinois	60045	United States	3/2/2015
17	Lindsey chabraja	Lake Forest	Illinois	60045	United States	3/2/2015
18	Monica Yaun	Lake Forest	Illinois	60045	United States	3/2/2015
19	Liz Bruckner	Libertyville	Illinois	60048	United States	3/2/2015
20	JennInfer lucas	Elgin	Illinois	60123	United States	3/2/2015
21	astrid laimins	Chicago	Illinois	60641	United States	3/2/2015
22	Concerned Citizen	New City	New York	10956-2406	United States	3/2/2015
23	Amy Carter	Munster	Indiana	46321	United States	3/2/2015
24	Lisa Mayntz	Oswego	Illinois	60543	United States	3/2/2015
25	Nancy Allard	Lake Forest	Illinois	60045	United States	3/2/2015
26	James Jagel	Essex	Illinois	60935	United States	3/2/2015
27	Mary Sherman	Lake Forest	Illinois	60045	United States	3/2/2015
28	Dennis Everson	Lincolnwood	Illinois	60712	United States	3/2/2015
29	Chad Bracke	chicago	Illinois	60616	United States	3/2/2015
30	Roger Flammang	Chicago	Illinois	60645	United States	3/2/2015
31	Ellana De Fina	Saint Charles	Illinois	60174	United States	3/2/2015
32	Christa Chockley	Hanover Park	Illinois	60133	United States	3/2/2015
33	Victoria Pater	Chicago	Illinois	60647	United States	3/2/2015

	A	B	C	D	E	F
34	caroline thorpe	Chicago	Illinois	60607	United States	3/2/2015
35	Melissa kliesch	chicago	Illinois	60641	United States	3/2/2015
36	Kevin Creed	Westchester	Illinois	60154	United States	3/2/2015
37	Ben Kenon	St. Charles	Illinois	60174	United States	3/2/2015
38	Jonathan Burden	Oak Park	Illinois	60301	United States	3/2/2015
39	tamara bohorquez	Chicago	Illinois	60622	United States	3/2/2015
40	Christopher Wolf	Chicago	Illinois	69614	United States	3/2/2015
41	helen kales	Ann Arbor	Michigan	48104	United States	3/2/2015
42	carin brown	Kennewick	Washington	99336	United States	3/2/2015
43	Tony Farrino	Miami	Florida	33138	United States	3/2/2015
44	Barbara griggs	Portland	Oregon	97225	United States	3/2/2015
45	Chelsey Urdahl	Fort Collins	Colorado	80524	United States	3/2/2015
46	Grace Ragsdale	Lake Bluff	Illinois	60044	United States	3/3/2015
47	Michael Howard	Atlanta	Georgia	30318	United States	3/3/2015
48	Kim Stewart	LA	California	90029	United States	3/3/2015
49	Lisa Gilcrest	Lake Forest	Illinois	60045	United States	3/3/2015
50	Lauren Preisen	Chicago	Illinois	60646	United States	3/3/2015
51	Yvonne Steinwold	Lake Forest	Illinois	60045	United States	3/3/2015
52	Kate schaffer	Chicago	Illinois	60647	United States	3/3/2015
53	Alison Bastianelli	Lake Bluff	Illinois	60044	United States	3/3/2015
54	Carrie Tilmann	Denver	Colorado	80231	United States	3/3/2015
55	Tim Wilson	Chicago	Illinois	60611	United States	3/3/2015
56	Eliza Tarter	Chicago	Illinois	60609	United States	3/3/2015
57	Pamela Taylor	Normal	Illinois	61761	United States	3/3/2015
58	Jennifer sontag	Lake Bluff	Illinois	60044	United States	3/3/2015
59	Holly Dennis	Sarasota	Florida	34237	United States	3/3/2015
60	Benjamin Becker	Somerville	Massachusetts	2144	United States	3/3/2015
61	Jeffrey Rivers	Lynnwood	Washington	98036	United States	3/3/2015
62	Bee Campbell-Raymond	Halifax		B3H 2Y5	Canada	3/3/2015
63	C crouch	Lake Bluff	Illinois	60044	United States	3/3/2015
64	Emily Kleine Elwyn	Saint Petersburg	Florida	33704	United States	3/3/2015
65	Ashley Satkowski	Monroe	Michigan	48162	United States	3/3/2015
66	Jared Sebby	Sevierville	Tennessee	37876	United States	3/3/2015

	A	B	C	D	E	F
67	Drew Flurer	Bismarck	North Dakota	58501	United States	3/3/2015
68	Amy Peterson	Glencoe	Illinois	60022	United States	3/3/2015
69	Teddy Rine	Libertyville	Illinois	60048	United States	3/3/2015
70	Andrew Fowler	Atlanta	Georgia	30327	United States	3/3/2015
71	Jane Weight	Batavia	Illinois	60510	United States	3/3/2015
72	Candy Hart	Cumby	Texas	75433	United States	3/3/2015
73	Corey Ingram	Bloomington	Illinois	61701	United States	3/3/2015
74	Stacey Mazur	Algonquin	Illinois	60102	United States	3/3/2015
75	J grace	Richmond	Virginia	23220	United States	3/3/2015
76	Natalie Ramos	Clovis	California	93619	United States	3/3/2015
77	Diane Citrin	Chicago	Illinois	60045	United States	3/3/2015
78	emma h	Birmingham	England	B18 5RQ	United Kingdom	3/3/2015
79	Andrew Dixon	Oklahoma City	Oklahoma	73120	United States	3/3/2015
80	Liz BUre	barrington	Illinois	60010	United States	3/3/2015
81	Branson Kellen	Saint Louis	Missouri	63109	United States	3/3/2015
82	David Erickson	Chicago	Illinois	60645	United States	3/3/2015
83	Nicolas Glenn	Saint Petersburg	Florida	33701	United States	3/3/2015
84	Victoria Shaw-Williamson	New York	New York	10011	United States	3/3/2015
85	Kathryn Welsh	Redondo Beach	California	90277	United States	3/3/2015
86	Marty Seymour	Cedar Park	Texas	78613	United States	3/3/2015
87	Mary Jo Mohr-Mann	Lake Forest	Illinois	60045	United States	3/3/2015
88	Ryan Bastianelli	Lake Bluff	Illinois	60044	United States	3/3/2015
89	jeremy ramsey	West Des Moines	Iowa	50265	United States	3/3/2015
90	Ria Murray	Metuchen	New Jersey	8840	United States	3/3/2015
91	Jennifer Maag	Saint Louis	Missouri	63139	United States	3/3/2015
92	Barri Gapp	Northfield	Illinois	60093	United States	3/3/2015
93	andy jennings	Madison	Wisconsin	53715	United States	3/3/2015
94	Jeffrey Sharp	Wauwatosa	Wisconsin	53213	United States	3/3/2015
95	David Andrews	Chicago	Illinois	60618	United States	3/3/2015
96	Neal DeVries	Chicago	Illinois	60647	United States	3/3/2015
97	Karel Proot	Veurne			Belgium	3/3/2015
98	Matthew Asti	Brooklyn	New York	11213	United States	3/3/2015
99	Joe Kunkel	Olympia Fields	Illinois	60461	United States	3/3/2015

	A	B	C	D	E	F
100	sam nguyen	Lancaster	Pennsylvania	17602	United States	3/3/2015
101	Carlos Cuesta	San Francisco	California	94110	United States	3/3/2015
102	Courtney White	Austin	Texas	78741	United States	3/3/2015
103	susan conger-austin	Chicago	Illinois	60610	United States	3/3/2015
104	John R. Young and James P. Higgins	East Norriton	Pennsylvania	19401-1531	United States	3/3/2015
105	Shannon McKay	Fredericksburg	Virginia	22401	United States	3/3/2015
106	Taylor Allread	Chico	California	95926	United States	3/3/2015
107	Herman Wilkins	Universal City	California	91608	United States	3/3/2015
108	Kevin McCullough	Chicago	Illinois	60612	United States	3/4/2015
109	Amber Young	Ocean View	Delaware	19970	United States	3/4/2015
110	Mark Sherman	Lake Forest	Illinois	60045	United States	3/4/2015
111	kelly caldwell	Homewood	Illinois	60430	United States	3/4/2015
112	Molly Browe	Waukegan	Illinois	60079	United States	3/4/2015
113	Jane Donovan	Chicago	Illinois	60657	United States	3/4/2015
114	Mike Giannoni	Matteson	Illinois	60443	United States	3/5/2015
115	Nicole Chamberlain	Rockland	Maine	4841	United States	3/5/2015
116	June Eubanks	Chicago	Illinois	60614	United States	3/6/2015
117	Nicole Pazos	Metairie	Louisiana	70003	United States	3/6/2015
118	Emma Sinclair	Olympia	Washington	98501	United States	3/6/2015
119	Jannelle Molina	Oakland	California	94605	United States	3/6/2015
120	Barbara Reeder	Lawrence Township	New Jersey	8648	United States	3/6/2015
121	Edith Radmussen Ahern	Lake Forest	Illinois	60045	United States	3/6/2015
122	Lindsey Ragsdale	Lake Forest	Illinois	60045	United States	3/6/2015
123	Devin Barrett	Chicago	Illinois	60614	United States	3/7/2015
124	Alison Buck	Lake Forest	Illinois	60045	United States	3/7/2015
125	Lauren Black	Liverpool	England	L17 7DT	United Kingdom	3/7/2015
126	Kristine Thorsen	Lake Forest	Illinois	60045	United States	3/7/2015
127	Luki Sumner-Rooney	Cambridge	England	cb2 9ne	United Kingdom	3/9/2015
128	Alison Fisher	Chicago	Illinois	60613	United States	3/10/2015
129	Thomas Harboe	Chicago	Illinois	60603	United States	3/10/2015
130	Jane O'Neil	Lake Bluff	Illinois	60044	United States	3/10/2015
131	Douglas Gilbert	Oak Park	Illinois	60302	United States	3/10/2015
132	Catherine Becker	Chicago	Illinois	60622	United States	3/10/2015

	A	B	C	D	E	F
133	Birgitte Normolle	Chicago	Illinois	60614	United States	3/10/2015
134	Pauline saliga	Chicago	Illinois	60610	United States	3/10/2015
135	Michelle Burke	Chicago	Illinois	60643	United States	3/11/2015
136	Daniel Nearing	Chicago	Illinois	60625	United States	3/11/2015
137	Brad White	Chicago	Illinois	60601	United States	3/11/2015
138	Becky Ficarella	Glen Ellyn	Illinois	60137	United States	3/11/2015
139	David Schure	Princeton	New Jersey	8540	United States	3/11/2015
140	Andrea Matlak	Chicago	Illinois	60614	United States	3/11/2015
141	Harris Miller	Morton Grove	Illinois	60053	United States	3/11/2015
142	Darius Mikrut	Lake Bluff	Illinois	60044	United States	3/11/2015
143	Cecelia Tazelaar	Princeton	New Jersey	8540	United States	3/11/2015
144	Jean Follett	Wheaton	Illinois	60189	United States	3/11/2015
145	Eric OMalley	Glen Ellyn	Illinois	60137	United States	3/11/2015
146	John Eifler	Chicago	Illinois	60604	United States	3/11/2015
147	Janet Halstead	Evanston	Illinois	60201	United States	3/11/2015
148	Kate Winston	Chicago	Illinois	60657	United States	3/11/2015
149	frank gruger	Highland Park	Illinois	60035	United States	3/11/2015
150	William Kissinger	Oak Park	Illinois	60302	United States	3/12/2015
151	Tina Giebelhausen	Chicago	Illinois	60625	United States	3/12/2015
152	Shuva Tobis	Homewood	Illinois	60430	United States	3/12/2015
153	Leif Forre	Waukegan	Illinois	60085	United States	3/12/2015
154	Carol Madey	Downers Grove	Illinois	60515-4937	United States	3/12/2015
155	Edmund Newman	Silver Spring	Maryland	20910	United States	3/12/2015
156	Sharon Wheeler	Chicago	Illinois	60610	United States	3/12/2015
157	Deb Glascott	Downers Grove	Illinois	60515	United States	3/12/2015
158	Bella nottoli	Denver	Colorado	80222	United States	3/12/2015
159	Eric Ingram	Universal City	California	91608	United States	3/12/2015
160	DEL PARRA	Libertyville	Illinois	60048	United States	3/12/2015
161	Josh Harkay	Eagle	Colorado	81631	United States	3/12/2015
162	Kate Mursau	Lake Forest	Illinois	60045	United States	3/12/2015
163	Lauren benson	Libertyville	Illinois	60048	United States	3/12/2015
164	Dylan cook	Edwards	Colorado	81632	United States	3/12/2015
165	James Calderaro	Rockville Centre	New York	11570	United States	3/12/2015

	A	B	C	D	E	F
166	Amanda Bingham	South Kingstown	Rhode Island	2879	United States	3/13/2015
167	Scott Nagle	Chicago	Illinois	60657	United States	3/13/2015
168	Steve Parsons	Chicago	Illinois	60631	United States	3/13/2015
169	Skaiste Tarnauskas	Lemont	Illinois	60439	United States	3/13/2015
170	Nancy Bartell	Kildeer	Illinois	60047	United States	3/13/2015
171	Michael Tobin	Highland Park	Illinois	60035	United States	3/13/2015
172	Chris Wilson			4034	Australia	3/13/2015
173	Karen Connell	Lake Forest	Illinois	60045	United States	3/13/2015
174	Lisa Musgrsve	Frankfort	Michigan	49635	United States	3/13/2015
175	Jory Cathlina	Westfield	Indiana	46074	United States	3/13/2015
176	brittany marsch	Palatine	Illinois	60038	United States	3/13/2015
177	d mabrey	Lake Bluff	Illinois	60044	United States	3/13/2015
178	Camille EPIÉ			35000	France	3/13/2015
179	Kate Brown	Island Lake	Illinois	60042	United States	3/13/2015
180	Melissa Ackerson	Lake Bluff	Illinois	60044	United States	3/14/2015
181	Lisa smyth	Lake Forest	Illinois	60045	United States	3/14/2015
182	Kay Butler	Lake Forest	Illinois	60045	United States	3/14/2015
183	sophie carlisle	Evanston	Illinois	60202	United States	3/14/2015
184	Gregory Rackow	Chicago	Illinois	60657	United States	3/16/2015
185	Bonny Davidson	Mt. Prospect	Illinois	60056	United States	3/16/2015
186	Brad Davidson	Mount Prospect	Illinois	60056	United States	3/16/2015
187	Kathleen Kasprzak	Lake Bluff	Illinois	60044	United States	3/17/2015
188	Judith Wolford	Chicago	Illinois	60637	United States	3/17/2015
189	Brittany Campbell	Chicago	Illinois	60642	United States	3/17/2015
190	Heather Cary	Chicago	Illinois	60647	United States	3/17/2015
191	Maciej Skoczylas	Akron	Ohio	44333	United States	3/17/2015
192	Duygu Karadeniz	Milwaukee	Wisconsin	53211	United States	3/17/2015
193	Michael Jeffords	Clarendon Hills	Illinois	60514	United States	3/17/2015
194	kymm chavers	berwyn	Illinois	60402	United States	3/17/2015
195	Megan Markowski	Chicago	Illinois	60657	United States	3/17/2015
196	Michael Kelly	Barrington	Illinois	60010	United States	3/17/2015
197	Emily jones	Indianapolis	Indiana	46256	United States	3/17/2015
198	brian mattes	Chicago	Illinois	60660	United States	3/17/2015

	A	B	C	D	E	F
199	Dionne Harrell	Chicago	Illinois	60619	United States	3/17/2015
200	Danina Becker	West Chicago	Illinois	60185	United States	3/17/2015
201	Amber Katzberger	Homewood	Illinois	60430	United States	3/17/2015
202	Elizabeth Riegle	Chicago	Illinois	60613	United States	3/17/2015
203	Sara Jatcko	Chicago	Illinois	60640	United States	3/17/2015
204	Megan Sauter	Chicago	Illinois	60640	United States	3/17/2015
205	tim tierney	Chicago	Illinois	60647	United States	3/17/2015
206	Matthew Ephraim	Chicago	Illinois	60640	United States	3/17/2015
207	Francesca lanuza	Highland Park	Illinois	60035	United States	3/17/2015
208	Jacqui Raff	Chicago	Illinois	60613	United States	3/17/2015
209	shannon Brehm	Chicago	Illinois	60647	United States	3/17/2015
210	tim jones	Indianapolis	Indiana	46256	United States	3/17/2015
211	renae dePerio	Portage	Indiana	46368	United States	3/17/2015
212	Amanda Storin	Cary	Illinois	60013	United States	3/17/2015
213	Erika rieser	Lake Forest	Illinois	60045	United States	3/17/2015
214	Patricia beno	Utica	Michigan	48315	United States	3/17/2015
215	Ronee bergman	Chicago	Illinois	60613	United States	3/17/2015
216	Blair Weigle Ciesil	Charlottesville	Virginia	22901	United States	3/17/2015
217	Matt zwicky	Chicago	Illinois	60614	United States	3/17/2015
218	Cheryl Runge	Chicago	Illinois	60707	United States	3/17/2015
219	Ashley Poskin	Sterling	Illinois	61081	United States	3/17/2015
220	Geno Tazioli	Lake Bluff	Illinois	60044	United States	3/17/2015
221	Bryanna McNeal	Chicago	Illinois	60637	United States	3/17/2015
222	Sarah Stodard	Lake Bluff	Illinois	60044	United States	3/17/2015
223	Dan Bryant	Lake Bluff	Illinois	60044	United States	3/17/2015
224	Melissa von Bjäl	Highland Park	Illinois	60035	United States	3/17/2015
225	Sherie Jorgensen	Prospect Heights	Illinois	60070	United States	3/17/2015
226	Hannah Duffy	Chicago	Illinois	60613	United States	3/17/2015
227	Erica Janssen	Bridgeview	Illinois	60455	United States	3/18/2015
228	Byron Lanuza	Highland Park	Illinois	60035	United States	3/18/2015
229	Mary LeRoy	Kankakee	Illinois	60901	United States	3/18/2015
230	Jess Driscoll	Chicago	Illinois	60640	United States	3/18/2015
231	Holly Meeks	Lake Forest	Illinois	60045	United States	3/18/2015

February 17, 2015

RE: Blair House, 925 N. Sheridan Road, Lake Bluff, IL  
60045

Dear Members of the Historic Preservation  
Commission and the Village Board of Lake Bluff,

We urge you to vote "YES" on the proposed  
Landmark designation of the property known as The  
Blair House at Crab Tree Farm, 925 North Sheridan  
Road, Lake Bluff, Illinois. This residence must be  
recognized for its architectural and historic  
significance to our Village. The demolition of this  
property should not be an option. Please approve the  
landmark designation which will delay the current  
demolition request and provide more time for a  
preservation-minded buyer to purchase the property.

This 1950's Keck & Keck-designed landmark house is  
eligible for listing in the National Register of Historic  
Places and is recognized as one of the most  
important mid-century era homes in Lake Bluff, the  
North Shore and the Greater Chicago region.

I strongly urge you to delay this demolition request  
through the landmark designation process, which is  
the only option available at this time.



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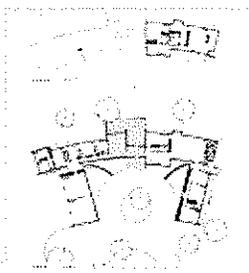
## Statewide Endangered 2012 TEN MOST ENDANGERED HISTORIC PLACES



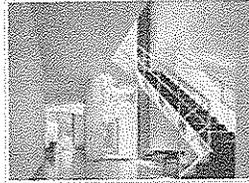
### **Blair House** 925 N. Sheridan Rd., Lake Bluff (Lake County)

This Modernist masterpiece was designed by Keck & Keck, a preeminent firm of the era. The Blair House has been widely published, both from the time of its construction in 1955, as well as in numerous books on the work of Keck & Keck and modern architecture. It was forward-thinking in its use of sustainable technologies, such as double-glazing and radiant heat. In 1957 the *Architectural Record* called it "A Residence of Exceptional Distinction."

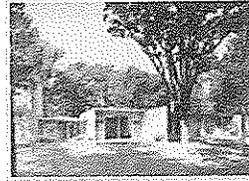
Currently for sale, the house sits on a large lakefront lot. A Lake Bluff landmark nomination has been considered but has not yet been pursued. If the Village did grant local landmark designation it would only be honorific. With no protection in place the Blair House is highly



vulnerable to demolition to make way for new construction.



A local landmark designation or listing in the National Register of Historic Places would allow a future owner to utilize the Property Tax Assessment Freeze Program - an incentive for owners to sensitively reinvest in their historic homes. Contemporary houses of the mid-20th-century continue to be threatened throughout Chicago's North Shore. The Blair House is particularly representative of this important period of design.



#### What You Can Do

Encourage Lake Bluff officials to grant local landmark designation on the Blair House, which will not protect the property, but will demonstrate that the Village acknowledges its architectural significance. Also encourage officials to strengthen the Village's historic preservation ordinance.



In an August 4, 2011 letter to the Lake Bluff Historic Preservation Commission, Arthur Miller, archivist of the Donnelley and Lee Library, Lake Forest College, said of the house, "Its elegance, richness of materials, state of preservation, and rich design heritage make it an outstanding feature of Chicago's upper North Shore. Its key role in... Lake Bluff's history cannot be disputed."

If interested in the sales listing for the home, click here:  
[homefinder.com/IL/Lake\\_Bluff/](http://homefinder.com/IL/Lake_Bluff/).

#### Additional Links

-  [Lake County News-Sun](#)  
April 30, 2012
-  [GazeboNews \(Lake Bluff\)](#)  
April 24, 2012
-  [Landmark Nomination not yet pursued.](#)  
*Click on November 9, 2011 meeting minutes*
-  [William Keck \(1908-1995\)](#)  
Chicago Architects: Oral History Project  
Ryerson and Burnham Libraries: The Art Institute of Chicago
-  [Architects: Keck & Keck](#)  
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## Crab Tree Farm's Edward McCormick Blair residence, 1955

*Designed by Chicago architects Keck and Keck in the International and the villa, or country place, styles*

The Edward M. Blair 1955 Keck & Keck designed modernist mansion was built on an over twenty-acre lakefront parcel of the over two-hundred-acre Crab Tree Farm. The larger property has been a gentleman's farm since 1860 and today is Illinois' last Lake Michigan shore working farm. The Edward M. Blair house, [925 North Sheridan Road, Lake Bluff](#), (listing as of Dec. 2014) certainly is a North Shore historic and architectural landmark from two main perspectives: one that of its historic position in the gentleman's farm heritage the Blodgett-Durand-Blair property, 1860-2010, and the other that of its remarkable styles, both Country Place/Villa and International.

To begin, Mr. Blair represented until his passing represented only the third family of owners of a large gentlemen's farm from Blodgett Road north to the former Lester Armour property. Since at least 1860 it was the gentleman's farm of Judge Henry W. Blodgett, a northern Illinois pioneer since the 1830s, notable anti-slavery activist and key supporter of Abraham Lincoln in the decade leading up to his election to the presidency. After Blodgett's death early in the 20<sup>th</sup> C., in 1905 this Lake Bluff property was acquired by Scott and Grace Garrett Durand. Mrs. Durand then moved her model dairy farm from its Crab Tree Road, Lake Forest, location into the former Blodgett barns. When fire destroyed the barns and damaged the adjacent house in 1910, Mrs. Durand rebuilt the barns in a fireproof manner to designs by noted Pullman architect Solon Beman, 1911, and she rebuilt the house within the original Blodgett era walls to designs by architect, Hugh M. G. Garden. The landscape around the house and barns was created by Jens Jensen, often associated with Garden, with some of the Jensen-era arbor vitae trees still in place there. By the mid 1920s the Durands sold a strip of the northeast portion of the farm to the Uileins and immediately south of this some eleven acres to William McCormick Blair, as part of a series of efforts to develop the east side of the farm when the nearby Shoreacres golf club opened in the period. David Adler was the architect for

## Lake Forest Country Places Articles:

[J. Ogden Armour's \*Melody Farm\*](#)

[Ragdale Barnhouse](#)

[Glen Rowan](#)

[Howard Van Doren Shaw's Finley Barrell House](#)

["Centaur's," the 1913 and 1920s home of Alfred E. and Clarice Hamill \(rev. November 2009\)](#)

[Countess Gizycki's "Little Cottage," Cissy Patterson's early 1900s Lake Forest home](#)

["Rookwoods," Home of Helen Culver, a founder of Chicago's Hull House \(1889\)](#)

[Arthur Dixon III House, by Anderson & Ticknor \(1935\)](#)

[Bernard Eckhardt's "Pinewold" by architect William C. Zimmerman and landscape designer Jens Jensen, \(1907\)](#)

[Fairlawn \(part 1\)](#)

[Fairlawn \(part 2\)](#)

[Holts' "Homestead" \(1860\) And the Hamills' Italian Tower](#)

[Hubbard's "Stonywood"](#)

[John V. Farwell House](#)

Bruning house and the Lake Forest Cahn house, the latter built on the site of Howard Shaw's 1900s Kuppenheimer house, that of Mrs. Cahn's parents. The Cahn place, now obscured by renovation, was well-known and highly visible in conservative Lake Forest, at Westleigh and Green Bay Roads. Semi-circular or arched in plan, with a central entry, the Cahn house's house's circular fireplace inglenook is not unlike Wright's Wingspread circular plan, at Racine, WI, though contrasting dramatically in materials and colors: Wright's earth tones and natural woods and masonry and the Cahn house's new industrial surfaces and prevailing white coloring.

The International Style of the Edward Blair residence from George Fred Keck's design is clearly seen in the image of the hall on p. 70 of Menocal's 1980 monograph and that of the house and landscape plans on p. 71. As the view of the hallway shows, there is a prominent stairway, of the sort built by Mies for the Arts Club, Chicago, in 1951 (demol. 1990s) for its East Ontario Street quarters. The Miesian tortuously challenging "simplicity" or beauty of the stairway belies the painstaking planning and workmanship of the finished product. The surviving Farnsworth House, 1951 (a National Trust and Landmarks Illinois museum at Plano, IL, thanks in no small part to the Bryans), a country retreat as well, also reflected this careful attention to detail and studied simplicity. The absence of traditional ornament is noticeable, replaced by an appreciation for line, vistas, proportions, materials (also rich but unadorned wood panels), and composition. This Keck & Keck Blair house is in contrast to the firm's also contemporary and also stunning Fagan house of southwest Lake Forest, but there Wrightian in character with its union with the landscape of the natural materials of the structure. Set low on the prairie on the former Lasker estate, the wood and masonry on the north façade of the Fagan house hugs the horizon at the top of a rise, and on the south is open with floor to ceiling windows to absorb the sun's light and heat in winter, but sheltered from those by overhanging eaves from summer sun. The 1955 Blair house stands out distinctly from its landscape setting.

Even more fascinating is the way that Keck & Keck related their Edward Blair house with its fine but unadorned woods and other natural materials to the country house expectations of the family and their guests. From the plan (a view from above) the five-part *parti* is clearest, with its masonry floor, reflecting hierarchy of materials instead of height at the center entry, the focal point. The one-story center both highlights the entry in a classic way, but in a counterpoint manner, reversing expectations for height there but giving the same clue. The plan follows an arch, as at the Cahn place two decades earlier; but here the wings jut back to the west, in a Palladian riff. Though modern, it then is early New Formalist, with its balanced wings and central entry. North and south of the central stone-floored entry are the two story halves of the house, to the south the living room, conservatory and family bedroom wing and to the north the dining room (immediately north of the entry also with a masonry floor) and service rooms and garage. This echoes expectations for elite housing since the age of Andrea Palladio in the Veneto in the mid 16<sup>th</sup> C. and as reprised especially in Britain and the U.S. in the Georgian period. Also Georgian is the clear reference to the English landscape style and the Picturesque in the indirect, curving approach of the drive through the natural savanna up to the entry porch through the twenty acres or so of woodland west of the house. The circular turnaround in the three-sided entry court also is characteristic of the English landscape style.

It has been observed how ahead of their time were Keck & Keck in embracing sustainable architecture, with the Fagan house's stone floors absorbing sunlight in winter to heat the house in the evening, and the Wrightian broad overhangs to keep out summer sun. The Blair house too has this characteristic, in addition to the stone-floored entry in its conservatory, truly an indoor garden facing to the south, and divided from the living and master bedrooms by the floor to ceiling brick fireplace and chimney. Open above in the master bedroom, the stones of the floor and bricks of the chimney wall store winter solar heat and then release it to rise into this space in the evening. There also were clever grill openings for ventilation by cross breezes east to west in these two main rooms.

the Blairs and also the prevailing landscape designer for this estate, for the house, tennis house, and auxiliary cluster of greenhouses, garages, staff lodges, etc. By the 1950s Mr. Blair was buying the rest of the farm from the Durand family, and was breaking off an over twenty-acre portion of the southeast lakefront portion for his son, Edward. It is here that the house is question was built, designed by modernist master architects Keck and Keck in 1953 and completed by 1955.

Edward McCormick Blair (1915-2010), both a great grandnephew of Cyrus McCormick and also a scion of the Chicago pioneer Chicago families of businessmen: hardware merchant Edward T. Blair and the banker Joseph T. Bowen. After schooling at Groton, Yale, and Harvard Business (M.B.A.) and wartime service, young Edward M. Blair joined the Chicago investment banking firm founded his father: William Blair & Co. By 1950 a partner, he succeeded his father as managing partner in 1961 and led the firm until his retirement in 1977. He served on many corporate boards, including that of North Central Airlines (eventually a component of Delta Airlines) and Marshall Field & Company (eventually part of Macy's). He also led philanthropic boards including Rush Medical Center and the investment committee of the University of Chicago's board of trustees. Just before World War II Mr. Blair married Elizabeth Inglehart of Baltimore, who died in 2001. This couple's two sons, Edward Jr. and Francis, by 2010 when Edward M. Blair died, had given Mr. Blair five grandchildren and six great-grandchildren.

The family's Keck & Keck country place of 1955 was Edward Blair's home for over a half century, to 2010. By that time the lakefront of the old Blodgett farm parcel was in conservancy, south; then a large portion owned by the Pawlicks; then north is the Schuler property with its house by the noted architect Lawrence Booth, the designer who also rebuilt the burned Shoreacres Adler clubhouse in the mid 1980s; and the original 1920s William McC. Blair estate, owned by John and Neville Bryan since the early 1980s, who also bought the rest of the farm to the west a few years later. Thus, 925 Sheridan is one of only four residences on this stretch of Lake Forest's original Blodgett farm, and—as Mr. Bryan has pointed out—Illinois' last lakefront working farm. To a remarkable degree, too, it remains one landscape with a succession of wooded and open spaces, running north to south the length of the farm's shoreline. The Blair house by Keck & Keck sits at the east, bluff end of an old oak savanna now much of it in conservancy, the residence's landscape. As a residence built on what was a compound, the Edward McC. Blair house with its natural landscape is a notable *de facto* historic landmark.

Turning to the architectural significance of this remarkable house, as shown in the book entitled *Keck & Keck Architects* by Narciso G. Menocal (1980), pp. 70-71, the Edward Blair house is notable for its two main style heritages. The first is the house's striking design links to the International Style, especially that of Chicago immigrant in 1938, architect Mies van der Rohe. The second heritage seen is that of its plan and setting within the main stream of country house planning both since the five-part Palladian villa plan was created in mid 16<sup>th</sup> C. northern Italy and also since the 18<sup>th</sup> C. English landscape style emerged, with its informal indirect approaches to stately homes.

The modernist Keck & Keck firm, which is featured in the last two house articles of *North Shore Chicago: Houses of the Lakefront Suburbs, 1890-1940* by Stuart Cohen and Susan Benjamin (Acanthus Press, 2004), pp. 284-94, has risen in prominence especially in the last decade as mid-century modernism has been revived and reprised from the Trump Tower to the new studio at Ragdale, Lake Forest. The designer of the brothers, George Fred Keck (1895-1980), created two "extraordinary" (Cohen and Benjamin, p. 313) exposition houses for the 1933-34 Century of Progress, a 1933 octagonal House of Tomorrow with floor to ceiling plate glass windows and a 1934 Crystal House, with its surrounding window walls and the roof and floors suspended from an external structure. This led to two north shore International Style residential commissions in the 1930s, the Wilmette

[Noble Brandon Judah Estate](#)

[Mrs. Stanley Keith](#)

[Albert Lasker Estate](#)

[Lincoln Cabin At Ragdale](#)

["Roadside"](#)

[Armour's "Melody Farm"](#)

[Quinlan Estate](#)

[Taylor's "Bluff's Edge"](#)

[Leverett Thompson House](#)

[Thorne Estate](#)

[McCormick's "Walden"](#)

[Crab Tree Farm](#)

[Edward McCormick Blair residence](#)

[Brown House](#)

[Barat College \(Lake Forest Preservation Foundation\)](#)

[Mayflower Place](#)

Thus, at the beginning of the New Formalist design impulse following on modernism's earlier asymmetry and less-is-more aesthetic, the Blair house provided a comfortable country house in the latest International Style mode, but with the traditional comforts and eye to entertaining of Chicago's leadership. The warm woods of the living room and masonry of the dining room floor mitigate the almost clinically Spartan character of the spaces. Awe, if not shock, was part of the fun, the friction of the meeting of the expected comforts with the jagged edges of the new aesthetic of the Farnsworth House and Mies's 860-880 N. Lake Shore Drive. The nearby lake view for the Blair house heightens this resemblance to the water-facing tall-building Chicago designs of Mies's. The effect still today is extraordinary and in 1955 must have been breathtaking. In Adler's William Blair house of the 1920s the style was nostalgic, but the plan was more edgy (the master and guest bedrooms on the same floor as the living rooms, in the select southern exposure rather than the living room). Here the plan is quite nostalgic, but the style is edgy. In some respects, the Keck & Keck Blair house is the other half of a pair of family houses in dialog across the span of time from the 1920s to the 1950s.

This 1950s landmark house with its landscape setting is integral to the great gentleman's farm dating back a century and a half and one of the jewels in the crown of Lake County's and Lake Bluff's lakefront. Its elegance, richness of materials, state of preservation and rich design heritage make it an outstanding feature of Chicago's upper north shore. Its key role in the history of Lake Bluff cannot be disputed.

Arthur H. Miller\*

August 2011; rev. October 10, 2011; December 19, 2014

\* Arthur H. Miller was Archivist and Librarian for Special Collections, Donnelley and Lee Library, Lake Forest College from 1996 until October 31, 2013. He has degrees from Kalamazoo College (BA), the University of Chicago (AM English, AM Librarianship), and Northwestern (PhD English), and he studied at the U. of Caen, Calvados, Normandy, France. He has co-authored and edited books on Lake Forest area architecture and landscape history and contributed articles to books on these topics. (A 2009-LF/LB Historical Society-published book on the mid-20<sup>th</sup> C. architect Walter Frazier and his firm discusses Edward Blair's aunt Lucy Linn's house just north of the Blair house at Shoreacres and mentions Frazier's small addition/alteration to the 1920s Adler house of Edward's parents nearby.)

#### FACULTY

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#### INTERNSHIPS

A piece of cake

#### ALUMNI

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I support the petition to vote "YES" on the proposed Landmark designation of the property known as The Blair House at Crab Tree Farm, 925 North Sheridan Road, Lake Bluff, Illinois.

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I support the petition to vote "YES" on the proposed Landmark designation of the property known as The Blair House at Crab Tree Farm, 925 North Sheridan Road, Lake Bluff, Illinois.

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I support the petition to vote "YES" on the proposed Landmark designation of the property known as The Blair House at Crab Tree Farm, 925 North Sheridan Road, Lake Bluff, Illinois.

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Vanessa Clark	618 Maple Avenue LB 60044	_____
Brooke Badger	235 W. Blodgett Ave LB 60044	

I support the petition to vote "YES" on the proposed Landmark designation of the property known as The Blair House at Crab Tree Farm, 925 North Sheridan Road, Lake Bluff, Illinois.

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I support the petition to vote "YES" on the proposed Landmark designation of the property known as The Blair House at Crab Tree Farm, 925 North Sheridan Road, Lake Bluff, Illinois.

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I support the petition to vote "YES" on the proposed Landmark designation of the property known as The Blair House at Crab Tree Farm, 925 North Sheridan Road, Lake Bluff, Illinois.

Name	Address	Email
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M. Killerman	339 E. Sheridan Rd.	
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A. Baummeister	1041 Olmsted Dr. Lake Forest IL 60045	baerbaummeister@mac.com
N. Vallone	846 Waveland Lake Forest IL 60045	

Patricia Gambit Lake Forest, Ill.

Jenny Ori Highland Park, I.C.

Elizabeth Laven H P - Ill.

has not been made. He stated repairs have been made to the house over the years and currently spends several hundred thousand dollars annually to maintain the house. He stated his realtor has made it clear that the land is more valuable without the house. He stated his purpose as a trustee of the Estate is to honor his father's wishes.

Ms. Marina Puryear, realtor with Griffith, Grant and Lackie representing the Estate, stated the house has been on the market for four years. She noted \$103,000 per year is paid in real estate taxes, which is not attractive to buyers. In addition, she expressed her belief the character of the town or the streetscape is not affected with the demolition of the house.

Chair Nelson stated the HPC considered landmark designating this house in 2012, although the HPC took no action at the request of the owner. With the submission of a demolition application the landmark designation option is still available.

Chair Nelson reviewed the following three options available to the HPC: (i) terminate the review; (ii) take no action and allow the process to expire in 90 days; or (iii) extend the review period for a total of 120 days.

Mr. Michael Allen, attorney at Bell & Anderson LLC representing the Estate, expressed his belief there is no reason for the HPC to extend the demolition review time frame because the information for the landmark application is already compiled.

Chair Nelson stated the landmark designation will not impact the sale of the house because of the property owner's intent to demolish the house. She noted the house has history that the HPC would like to capture.

Ms. Lisa DiChiera, Director of Advocacy for Landmarks Illinois, stated this is not a house that can be seen from the road, but is widely published and nationally recognized. She noted the house is considered to be in an elite group of houses and exemplifies the work coming out of Chicago. Ms. DiChiera stated Landmarks Illinois supports the HPC's decision to apply for landmark designation of the house. She also noted the Illinois Historic Preservation Agency (IHPA) has determined it qualifies for listing on the National Register of Historic Places and is available for tax incentives, which would making the rehabilitation of the house even more likely.

Chair Nelson led a discussion amongst the Members of the Commission concerning the HPC's submission of a landmark nomination application.

Member Bergmann moved to have the HPC apply for landmark designation of 925 N. Sheridan Road. Member Hunter seconded the motion. A discussion followed.

Ms. Puryer advised the HPC the house sits on 11 acres and has been identified as endangered for several years. The tax incentives available to the house have been explained to every interested purchaser and the house has still not sold.

Mr. Blair stated the Blair Family intends to work with the Art Institute to record and photograph the house.

A discussion regarding the significance of the house ensued.

A to VA Stanick announced the public hearing will most likely be scheduled for the February 11, 2015 HPC meeting.

The motion passed on the following roll call vote:

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

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

Chair Nelson distributed a description of conservation districts and how they are used in some communities in place of historic district designations. Ms. DiChiera advised that conservation districts are used when a community doesn't have the significance or integrity required for a historic district designation. She stated Landmarks Illinois does not prefer this process.

**9. Staff Report**

A to VA Stanick noted the next HPC meeting is scheduled for February 11, 2015.

A to VA Stanick briefly updated the Commission on the status of the Stonebridge Planned Residential Development petition. He noted the property owner met with both the Joint Plan Commission and Zoning Board of Appeals and the Architectural Board of Review in a workshop setting in November 2014 to review floor plans and house elevations. The property owner continues to address the feedback he received during the workshop and no submittals for final plan review have been made.

**10. 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 8:58 p.m.

Respectfully submitted,

Brandon Stanick  
Asst. to the Village Administrator

Mr. Sorensen stated the complete demolition will ultimately increase property value and property tax revenue for Lake Bluff and Lake County. He stated approximately 90% of the materials being removed will be recycled. Mr. Sorensen described the new home and stated it will be a two-story, craftsman style structure built in compliance with building and zoning regulations. Mr. Sorensen stated from his discussion with the current owner the home does not qualify under the criteria for landmark status or historical significance. Lastly, Mr. Sorensen stated following his offer, Member Jerch did walk through the house.

Member Jerch stated she did walk through the house and does agree with Mr. Sorensen's statements that the home is dated, windows are all single plane glass, and given the condition of the windows, there is probably not much insulation in the walls. There is no basement and it appears significant renovation would be required to update the house and would not be cost effective. Member Jerch expressed her favor for demolition.

Member Bergmann expressed his belief there is nothing historic about the house.

Member Francoeur had no comment.

Members Richardson and Liebelt had no objections to the proposed demolition.

At the request of the HPC, A to VA Stanick advised the HPC of their options to terminate the review or extend the delay for an additional thirty days.

Member Jerch moved to terminate the demolition delay for the house at 114 E. Woodland Road. Member Francoeur seconded the motion. The motion passed on the following roll call vote:

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

**6. A Public Hearing to Consider a Historic Landmark Nomination Application for the Property Located at 925 N. Sheridan Road**

Vice Chair Hunter opened the public hearing regarding this matter, reviewed the public hearing process and administered the oath to those present.

A to VA Stanick reported on December 12, 2014 the Village received a complete building permit application for demolition of the single-family structure located at 925 N. Sheridan Road (Property) from the Estate of Edward M. Blair. At its meeting on January 14, 2015 the HPC considered the demolition application permit as the house is at least 50 years old. Following a discussion of the matter, the HPC unanimously voted in favor of serving as the applicant for the landmark nomination pursuant to Section 9-14-4B of the Municipal Code. On January 21, 2015 the HPC submitted a complete nomination application for the Property. As the applicant is not the owner of the property a letter was mailed to Mr. Edward McCormick Blair, Jr., as well as forwarded to the owner's legal counsel (Mr. Robert O'Neill and Mr. Michael Allen), on January 22, 2015.

A to VA Stanick reported pursuant to the 2008 Architectural Survey, the structure has a local significance rating of "Significant". According to the application, the house was constructed in 1953 and is an example of the Modernist style of architecture by Keck and Keck Architects. In addition, the application notes the original owner, Edward McCormick Blair, had donated a significant monetary sum to the Lake Bluff Park District for the construction of what is aptly named the Blair Park Recreation Center located at 355 W. Washington Avenue. Lastly, he reported a legal notice for the February 11<sup>th</sup> HPC Meeting was published in the *Lake County News-Sun* on January 27<sup>th</sup>. A letter was also mailed to surrounding property owners providing information regarding the scheduled hearing.

Vice Chair Hunter invited the Petitioner to the podium to address the HPC.

Mr. Michael Allen, legal counsel representing the Estate of Edward Blair, read a letter from Edward Blair, Jr. opposing the proposed landmark nomination as he was unable to attend the meeting.

Joe Kunkel, president of the non-profit architecture design preservation group in Chicago, Chicago Bauhaus and Beyond, distributed a written copy of his speech to the HPC that was given at the Chicago Architectural Foundation. The mission of the organization is to celebrate and promote the preservation of Chicago's modern architecture. Mr. Kunkel stated he is also a realtor with Baird and Warner and noted he is not affiliated with the listing of this property. Mr. Kunkel provided background regarding his research of the property and noted various aspects of the property that are significant. Mr. Kunkel expressed his belief Village residents should be upset and the Village should have stricter preservation ordinances and recommended a delay of the decision until additional information about the home, preservation of the house, and possible buyers has been received. He commented on the marketing timeframe of the property and stated obviously there is a burden to the Estate to continue maintenance of the property, but if the property were to attract a buyer that could pay the market rate, it would benefit everyone by giving the Estate the maximum amount of money while also finding a buyer willing to preserve the home. Mr. Kunkel commented on the items donated to museums and noted such donations given to museums are frequently sold off at the market rate to fund museum projects. It is impossible to expect a charity to receive a gift of a home and expect to maintain it if that home cannot be used as an exhibition space for public use. Mr. Kunkel expressed his opinion that it would not be appropriate to subdivide the lot and that the highest and best use would be to preserve the house on the single lot.

Ms. Kate Winston distributed a letter from Mr. John Syvertsen, which she had acquired through colleagues, and further noted she is present to speak on behalf of Mr. Ross Weimer, the architectural lead of The Americas and Senior Vice President of AECOM. She read a letter out loud from Mr. Weimer.

Ms. Marina Puryear, realtor representing the property owner, providing a comparable property that recently sold in neighboring Lake Forest and noted the market price is accurate. She further stated Mr. Schuler has been asked numerous times to make an offer and he has not done so.

Mr. Phillip Ross, a resident of Lake Bluff stated he feels it would be a tragedy for this home to be lost and further expressed his support for preserving the house.

Mr. Tom Dobbins, resident, current architect and former member of the HPC expressed his support for designating the house a landmark. Mr. Dobbins stated when he served on the HPC they had reviewed several houses that were questionable and stated the historic value of this house is not questionable. He encouraged the HPC to enforce the historic preservation ordinance.

Lisa DiChiera, Director of Advocacy for Landmarks Illinois, provided a letter from historic preservation architect Gunny Harboe, President of Harboe Architects, encouraging the HPC to recommend landmark designation for the Blair House. She also provided the architectural record which featured the house and noted that Landmarks Illinois has been advocating for the house since 2012 following its entry on the endangered historic places list. Ms. DiChiera asked the HPC to not only continue to affirm the significance of this house, but also consider deferring any recommendation to allow time for Chair Nelson to vote on the matter, as well as allow the neighboring property owners the opportunity to investigate other alternatives.

A to VA Stanick stated the HPC is required to act on a landmark nomination application within 60 days of receipt; March 11<sup>th</sup> is the next regular HPC meeting and this date is still within the timeframe, having received it on January 21<sup>st</sup>. He stated there is an option to continue the public hearing and noted the current application is the same as the application submitted in 2012 application with the exception of an additional item and nothing more has come forward since then. The HPC's actions for tonight is either to vote on a recommendation to the Village Board or continue the public hearing until the March 11<sup>th</sup> meeting.

Member Francoeur asked if there were anyone interested in purchasing the land. Ms. Puryear stated we cannot offer the land for sale without a demolition permit. She stated the house has been exposed to the market since 2011. Discussion ensued regarding future demolition.

Member Jerch asked why the property would be worth more without the house. Ms. Puryear stated because the house has not been purchased and there are more people that would want a more current floor plan as opposed to renovating an existing house. Ms. Puryear expressed her opinion that the house is not consistent with the demands of today's buyer.

Ms. DiChiera expressed her concern for issuing a demolition permit prior to having an offer on the house. She stated we are still hoping there is some opportunity to keep the house up as long as possible while it is still listed to give someone the opportunity to come forward and buy it.

In response to a question to clarify the process, A to VA Stanick stated the HPC could either vote on a recommendation to the Village Board or continue the public hearing until the next HPC meeting. Should the HPC recommend landmark status to the Village Board, first reading of the ordinance would be considered at its February 23<sup>rd</sup> meeting and second reading consideration on March 9<sup>th</sup>. Should the HPC vote to continue the public hearing to the

March 11<sup>th</sup> meeting, the HPC would then consider a recommendation to the Village Board to landmark the property which would be considered at its March 23<sup>rd</sup> meeting.

A to VA Stanick stated should the Village Board approve landmark status the property owner may submit another demolition application to start the advisory review process which is a mandatory 120 days for the demolition of a landmark. If the Village Board does not approve the landmark ordinance then the demolition application is processed.

Ms. Winston called the HPC's attention to the last paragraph of Mr. Syvertsen's correspondence which stated there may organizations within the Chicago area that would value the opportunity to share the experience of the house.

As there were no further comments, Member Bergmann moved to continue the public hearing until the March 11, 2015 HPC Meeting. Member Liebelt seconded the motion. The motion passed on the following roll call vote:

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

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

Member Bergmann provided information regarding the County's property deed database available online.

Member Jerch shared information regarding a project by the University of Illinois Electrical Engineering Department that would route information to users based on a GPS source. She noted this information is in response to the HPC's past consideration of using QR Codes for historic walking tours around town.

The HPC continued its consideration of the matter to its next meeting.

**8. Chairperson's Report**

A to VA Stanick stated he has been in contact with Ms. DiChiera and she has volunteered to contact the IL Historic Preservation Agency to help the HPC put together a workshop on property tax freeze program in recognition of Historic Preservation Month in May. Ms. DiChiera stated the property tax assessment freeze is really the primary incentive for homeowners as an alternative to demolition in terms of financial incentive for rehabilitation.

**9. Staff Report**

Vice Chair Hunter reported the next HPC meeting is scheduled for March 11, 2015.

**10. Adjournment**

As there was no further business to come before the Commission, Member Richardson moved to close the meeting. Member Bergmann seconded the motion. The motion was approved on a unanimous voice vote and the meeting adjourned at 8:34 p.m.

## **Exhibit B**

### **Legal Description of Subject Property**

THOSE PARTS OF LOTS 6 AND 7 IN SCHOOL TRUSTEES' SUBDIVISION OF SECTION 16, TOWNSHIP 44 NORTH RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, FALLING IN THE NORTH 664.5 FEET OF THE SOUTH 1329 FEET OF SAID SECTION LYING EASTERLY OF THE CENTERLINE OF THE 40-FOOT ROADWAY EASEMENT, AS DESCRIBED IN THE AGREEMENT RECORDED IN THE RECORDERS OFFICE OF LAKE COUNTY, ILLINOIS ON MARCH 1, 1955, AS DOCUMENT NO. 856041, EXCEPT THE PART OF LOT 6 DESCRIBED AFORESAID, BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF THE SOUTH 1329 FEET OF SECTION 16 AND THE CENTERLINE OF THE 40-FOOT ROADWAY EASEMENT DESCRIBED AFORESAID, THENCE EASTERLY 1175 FEET TO A POINT 1322 FEET NORTH OF THE SOUTH LINE OF SECTION 16, THENCE EASTERLY 75.35 FEET MORE OR LESS TO A POINT 1250 FEET EAST OF THE POINT OF BEGINNING, THENCE WESTERLY TO THE POINT OF BEGINNING.

PIN # 12-16-400-014

Commonly known as 925 N. Sheridan Road, Lake Bluff, Illinois.

## 9-14-1: PURPOSE AND GOALS:

A. Purpose: The purpose of this chapter is to promote historic and architectural preservation in the village. The village seeks to protect, enhance, and perpetuate those historical structures, buildings, sites, and landscapes valued by the village and its residents that are significant to the village history, culture, and architecture.

B. Goals: This chapter is created in order to achieve the following goals:

1. To foster civic pride in the beauty and accomplishments of the past as represented in the village landmarks;
2. To preserve, promote, maintain, and enhance the village historic resources and character as a community comprised principally of well maintained single-family residential neighborhoods and small, thriving business areas oriented to serve the day to day needs of local residents;
3. To protect and enhance the village attractiveness to residents, businesses, visitors, and prospective home buyers and businesses;
4. To maintain and improve property values in the village;
5. To protect, preserve, and enhance the village aesthetic appearance and character;
6. To encourage the designation of landmark status upon structures, buildings, sites, and landscapes at the local, state, and national levels; and
7. To educate the general public on the significance of historic preservation. (Ord. 2008-20, 7-14-2008)

## 9-14-6: ADVISORY REVIEW:

A. Review Required; Exemptions:

1. Unless expressly exempted herein, no permits for the alteration, demolition, or any other physical modifications of a landmark may be issued by the village without the commission conducting an advisory review in accordance with the procedures and criteria specified in this section.
2. An advisory review shall not be required in connection with:
  - a. A certified landmark for which a certificate of appropriateness is required pursuant to section [9-14-8](#) of this chapter;

- b. Permit applications not involving any alteration to or demolition of the exterior architectural appearance of a landmark; or
- c. Permits necessary to comply with a lawful order of the village, including, without limitation, any permit necessary to correct what is determined by the building commissioner to be an immediate health or safety problem; provided, that such order expressly exempts the alteration or demolition from the advisory review procedure; and provided further, that such order may be made subject to appropriate conditions to advance the purpose and goals of this chapter.

## B. Procedure:

1. **Initiation:** Within five (5) days after the filing of any permit application for the alteration, demolition, or any other physical modifications of a landmark (the "proposed work"), the building commissioner shall advise the applicant of the required advisory review and shall forward a copy of such application, together with plans pertaining thereto, to the commission.
2. **Advisory Review Conference:** Upon receipt of an application from the building commissioner, the commission shall consider the extent to which the proposed work may be consistent or inconsistent with the purpose and goals of this chapter and the criteria described in subsection C of this section. If the commission determines that the proposed work is inconsistent with the purpose and goals of this chapter, the commission shall request a conference with the permit applicant. The commission shall transmit its concerns and recommendations to the permit applicant at the time such request is made, and the commission and the permit applicant shall use such conference to reach a mutually satisfactory resolution of the commission's concerns. If the commission determines, either with or without a conference, that the proposed work will not be inconsistent with the purpose and goals of this chapter, the commission shall inform the building commissioner of such determination, and the application shall be evaluated strictly on its merits under all other village building codes and regulations.
3. **Time For Review:** Except as provided in subsection B4 of this section, no sooner than one hundred twenty (120) days after filing an application for a demolition permit for a landmark, and no sooner than thirty five (35) days after filing an application for a permit to undertake any other alteration, or other physical modifications to a landmark, a permit applicant may notify the commission and building commissioner in writing that it no longer intends to participate in the advisory review process; provided, that the permit applicant has attended an advisory review conference with the commission during that one hundred twenty (120) day period. Upon receipt of such notice, and notwithstanding any determination of the commission, the building commissioner shall evaluate the application strictly on its merits under all other village building codes and regulations.
4. **Extension Of Time For Advisory Review:**
  - a. If a permit applicant is unable to attend or fails to attend an advisory review conference, the advisory review period will be extended for such time as is necessary for the permit applicant to schedule and attend an advisory review conference with the commission or its designated representatives.

- b. In addition to any other extension, upon request of the commission and written notice to the permit applicant, the village board may consider and grant an extension, not exceeding an additional thirty (30) days, of the time for an advisory review of an application for alteration, demolition, or any other physical modifications of a landmark, if the board determines that the commission's efforts to preserve a landmark will promote the public welfare without causing undue hardship on the permit applicant.
5. Other Laws And Regulations: Except to the extent specifically and clearly in conflict with the provisions of this chapter, the advisory review process shall not negate, modify, or supersede any other village building codes and regulations or other applicable law.
  6. Posting Of Signage: Within five (5) days of the commission's request for an advisory review conference regarding the proposed work for a landmark, the building commissioner shall cause signage to be posted at the landmark or historic structure including the following information: a) that the village has received a permit application for the proposed work; b) that the commission is conducting an advisory review conference regarding the proposed work; and c) the date, time and location of the meeting(s) of the commission during the advisory review period.
- C. Criteria: In conducting an advisory review, the commission shall consider and urge the applicant to incorporate into the proposed work the following criteria:
1. General Standards:
    - a. Reasonable efforts should be made to use property for its originally intended purpose or to provide a compatible use that requires minimal alteration of a structure, building, site, or landscape and its environment.
    - b. The distinguishing original qualities or character of a structure, building, site, or landscape and its environment should not be destroyed. No alteration or demolition of any historic material or distinctive architectural feature should be permitted except when necessary to assure an economically viable use of a site.
    - c. All structures, buildings, sites, and landscapes should be recognized as products of their own time. Alterations that have no historic basis and that seek to create an earlier appearance than the true age of the property are discouraged.
    - d. Changes that may have taken place over time evidence the history and development of a structure, building, site, or landscape and its environment. These changes may have acquired significance in their own right, and this significance should be recognized and respected when dealing with a specific architectural period.
    - e. Distinctive stylistic features or examples of skilled craftsmanship that characterize a structure, building, site, or landscape should be maintained and preserved if possible.
    - f. Deteriorated architectural features should be repaired rather than replaced, if possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical, or pictorial evidence rather

than conjectural designs or the availability of different architectural elements from other buildings or structures.

- g. Surface and other forms of cleaning of structures, buildings, sites, and landscapes should be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the structures, buildings, sites, or landscapes should be avoided.
- h. New structures and buildings, and alterations to sites and landscapes, should not be discouraged when such structures or alterations do not destroy significant historical, architectural, or cultural features and are compatible with the size, scale, color, material, and character of the site, neighborhood, or environment.
- i. If possible, new structures and buildings, and alterations to the existing conditions of sites and landscapes, should be undertaken in such a manner that, if such new structures or alterations were to be removed in the future, the essential form and integrity of the original structure, building, site, or landscape would be unimpaired.
- j. Alterations that do not affect any essential architectural or historic features of a structure, building, site, or landscape, as viewed from the public way, ordinarily should be permitted.
- k. Any permitted alteration or demolition should promote the purposes of this chapter and the general welfare of the village and its residents.
- l. Demolition should not be undertaken if a structure, building, site, or landscape is economically viable in its present condition or could be economically viable after completion of appropriate alterations, even if demolition would permit a more profitable use of such site.

## 2. Design Guidelines:

- a. The height of a landmark after alteration should be compatible with the height of the original landmark.
- b. The relationship between a landmark and adjacent open spaces after its alteration should be compatible with such relationship prior to such alteration.
- c. The relationship among the height, width, and scale of a landmark after alteration should be compatible with such relationship prior to such alteration.
- d. The directional expression of a landmark after alteration, whether its vertical or horizontal positioning, should be compatible with the directional expression of the original landmark.
- e. The roof shape of a landmark after alteration should be compatible with the roof shape of the original landmark.
- f. The architectural details, general design, materials, textures, and colors of a landmark after alteration should be compatible with the architectural details, general design, materials, textures, and colors of the original landmark.

- g. The appurtenances, including, without limitation, signs, fences, landscaping, accessory structures, and pavings, of a landmark after alteration should be compatible with the appurtenances of the original landmark.
- h. In addition to the foregoing guidelines, the commission may consider the secretary of the interior's standards for rehabilitation guidelines for rehabilitating historic buildings (revised 1983), and any amendments thereto, in conducting an advisory review. (Ord. 2008-20, 7-14-2008)

## 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:** May 15, 2015

**Subject:** **Agenda Item #6** – Discussion Regarding Building Permit Applications and Historic Preservation Regulations

Following the recent petitions regarding the significant demolition review of 400 E. Center Avenue and the landmark nomination application for 925 N. Sheridan Rd. (Blair House), the Historic Preservation Commission (HPC) has expressed interest in:

- Updating the Village's building permit application for demolition by requiring the applicant to provide additional information concerning the house/property; and
- Reviewing the historic preservation regulations to evaluate if amendments to strengthen the regulations are desired.

### **Building Permit Application for Demolition**

To kick-off its discussion on April 8, 2015 the Historic Preservation Commission (HPC) received several examples of building permit applications for demolition used by other North Shore communities. Following its discussion the HPC expressed interest in requiring demolition permit applicants to submit the following the HPC's consideration:

- Plat of survey (includes legal description);
- Elevation pictures of existing structure;
- Neighborhood aerial map;
- Prepared statement providing a financial analysis comparing the costs to rehabilitate the home and the cost to demolish and build a new house;
- Elevation drawings of the new house;
- A written description of the research on the house conducted by the owner and reasons the house does not qualify for landmark status;
- A tree survey;
- An estimate to relocate the structure that is proposed for demolition;
- Request property owner provide a statement how best to preserve the Village's historical and architectural character; and
- Require real estate riders to make buyers aware the house is a landmark.

Legal Counsel has confirmed that the items listed above may be required of the applicant to qualify as a complete building permit application for demolition without amending the Municipal Code. Staff will share a draft revised application for the HPC's consideration on Thursday night.

## **Review of Historic Preservation Regulations**

In April 2015 the Committee-of-the-Whole (COW) directed the HPC to review the Village's existing historic preservation regulations to determine if they continue to meet the Village's goals. To kick-off this discussion, please find attached a chart summarizing the highlights of historic preservation regulations from other North Shore communities. A copy of the Village's regulations are also attached.

## **Attachments**

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- A. Historic Preservation Regulations Comparison Chart; and
- B. Historic Preservation Regulations (Chapter 14 of Title 9 of the Municipal Code); and

If any member of the HPC has questions concerning the information provided in this memorandum, or would like copies of information previously provided, please feel free to contact me at 847-283-6889.

HISTORIC PRESERVATION LANDMARK DESIGNATION COMPARISONS						
Landmark Nominations				Alterations/Review Procedures		
Community	Eligible Parties	Owner consent required	Length of Process	Review	Decisions	Delay for Altering Landmark
Lake Bluff	Owner, HPC, Village Board, Museum	No	145 days	Review is advisory by the HPC	Not binding; option to certify landmark and make changes binding	Mandatory Non demo: 35 days Mandatory Demo: 120 days VB optional extension: 30 days
Glencoe	Commissioner, Owner	No	Not specified	Review is advisory by the HPC	Not binding; option to certify landmark and make changes binding	Mandatory Non demo: 35 days Mandatory Demo: 120 days VB optional extension: 30 days
Highland Park	Commissioner, Owner, City Council, City Manager, Individual	No	300 days	Alterations require Certificate of Appropriateness	Binding, although owner may apply for Cert. of Econ Hardship	Cert. of App. takes: 60+ days Cert. of Econ Hardship takes: 120+ days  Not having time limits exposes the City to litigation.
Lake Forest	Owner, Commissioner, City Council, Local/State/Fed. Preservation Agency	No	120 days (possibly more)	Alterations require Certificate of Appropriateness	Binding, although owner may apply for Cert. of Econ Hardship	Not specified.  Not having time limits exposes the City to litigation.
Winnetka	Owner	Yes	Not specified	Review is advisory by the HPC	Not binding; option to certify landmark and make changes binding	Maximum of 90 days

**Note:** Those communities with non-binding decisions regarding alterations to a landmark will offer "certification" status to home owners to make alterations binding. Those with binding decisions on alterations to a landmark offer Certificates of Appropriateness authorizing those alterations. If a Certificate of Appropriateness is denied, owners may appeal by applying for a Certificate of Economic Hardship. This process may or may not require the owner to pursue rehabilitation grants/loans; denials of Certificates of Economic Hardship may be appealed to the governing authorities.

# Chapter 14

## HISTORIC PRESERVATION

### 9-14-1: PURPOSE AND GOALS:

A. Purpose: The purpose of this chapter is to promote historic and architectural preservation in the village. The village seeks to protect, enhance, and perpetuate those historical structures, buildings, sites, and landscapes valued by the village and its residents that are significant to the village history, culture, and architecture.

B. Goals: This chapter is created in order to achieve the following goals:

1. To foster civic pride in the beauty and accomplishments of the past as represented in the village landmarks;
2. To preserve, promote, maintain, and enhance the village historic resources and character as a community comprised principally of well maintained single-family residential neighborhoods and small, thriving business areas oriented to serve the day to day needs of local residents;
3. To protect and enhance the village attractiveness to residents, businesses, visitors, and prospective home buyers and businesses;
4. To maintain and improve property values in the village;
5. To protect, preserve, and enhance the village aesthetic appearance and character;
6. To encourage the designation of landmark status upon structures, buildings, sites, and landscapes at the local, state, and national levels; and
7. To educate the general public on the significance of historic preservation. (Ord. 2008-20, 7-14-2008)

### 9-14-2: DEFINITIONS:

For the purposes of this chapter, the following terms, phrases, and words shall have the meanings set forth in this section:

**ADDITION:** Any act or process that changes the exterior architectural appearance of a structure or building by adding to, joining with, or increasing the size or capacity of the structure or

building.

**ADVISORY REVIEW:** The mandatory procedure established in section [9-14-6](#) of this chapter to consider plans for the alteration, demolition, or other physical modification of a landmark.

**ALTERATION:** Any act or process, other than demolition, that changes the exterior architectural appearance of a landmark, including, without limitation, the erection, construction, reconstruction, addition, repair, rehabilitation, renovation, restoration, or relocation of any structure, building, site, or landscape. Repainting all or any portion of the exterior of a structure or building with paint of the same kind, color, and texture shall not be an alteration for the purposes of this chapter.

**AREA:** A specific geographic division of the village.

**CERTIFICATE OF APPROPRIATENESS:** A certificate issued by the commission pursuant to section [9-14-8](#) of this chapter approving plans for the alteration, construction, relocation, or demolition of a certified landmark.

**CERTIFICATE OF ECONOMIC HARDSHIP:** A certificate issued by the commission pursuant to subsection [9-14-8F](#) of this chapter to allow the performance of work for which a certificate of appropriateness has been denied.

**COMMISSION:** The Lake Bluff historic preservation commission.

**COMMISSIONERS:** Members of the commission.

**CONSTRUCTION:** The act of adding an addition to, reconstructing, or otherwise altering an existing structure, building, site, or landscape, or the act of erecting a new principal or accessory structure, site, or landscape.

**DEMOLITION:** Any act or process that destroys, in whole or in part, at least fifty percent (50%) of the gross floor area of a landmark. Gross floor area shall be as defined in section [10-1-2](#) of this code.

**DESIGN STANDARDS:** The standards of appropriate activity that will preserve the historic and architectural appearance and character of a landmark.

**DESIGNATION CRITERIA:** The criteria set forth in subsection [9-14-4A](#) of this chapter to be used to determine whether designation of a landmark is appropriate.

**EXTERIOR ARCHITECTURAL APPEARANCE:** The architectural character, general composition, and general arrangement of the exterior of a structure, building, site, or landscape, including, without limitation, the kind, color, and texture of the material and the type, design, and character of all appurtenant elements.

**LANDMARK:** Any structure, building, site, or landscape designated as a landmark by an ordinance duly adopted by the village board of trustees pursuant to the procedures and standards set forth in this chapter.

**LANDSCAPE:** A portion of land or territory that is significant as a form of architecture and not

merely as a complementary setting for one or more structures or buildings.

**OWNER OF RECORD:** The person, corporation, or other legal entity listed as the holder of legal title in the records of the recorder of deeds of the county of Lake. If a site has more than one owner of record, and action by the owner of record is required by this chapter, there shall be a rebuttable presumption that action has been taken by the owner of record where the written consent of a majority of the owners of record for that site has been obtained and submitted.

**REHABILITATION:** The process of returning a structure, building, site, or landscape to a state of utility through repair, construction, or alteration, that makes possible an efficient contemporary use while preserving those portions and features of the property that are significant to its historic and architectural values.

**RELOCATION:** The process of moving a structure or building on its location or to another location.

**REPAIR:** Any change that does not require a building permit that is not construction, relocation, or alteration.

**RESTORATION:** The process of restoring, repairing, or reconstructing a property, through repair, construction, or alteration, to a former or original condition that enhances those portions and features of the property that are significant to its historic and architectural values.

**SITE:** A single lot or parcel of property. (Ord. 2008-20, 7-14-2008)

### **9-14-3: HISTORIC PRESERVATION COMMISSION:**

- A. Created; Purpose: There is hereby created the Lake Bluff historic preservation commission. The purpose of the commission shall be to assist the village board in making decisions and establishing policies regarding the preservation, protection, enhancement, rehabilitation, reconstruction, maintenance, and use of historic structures, buildings, sites, and landscapes in the village, and to educate village residents on the importance of historic preservation, all as further provided in this chapter.
- B. Appointment And Qualifications: The commission shall consist of seven (7) members appointed by the village president, with the advice and consent of the board of trustees. The village president shall attempt to appoint to the commission at least one person each from the Vliet Center board, the Lake Bluff plan commission, the Lake Bluff zoning board of appeals, and the Lake Bluff architectural board of review, and three (3) village residents. Commissioners shall also be appointed on the basis of expertise, experience, and interest in historic preservation, architectural history, building construction and engineering, finance, neighborhood organization, and real estate development. Consideration shall be given to appointment of residents from a variety of geographic areas within the village.

C. **Terms Of Office; Compensation:** Commissioners shall serve for a term of four (4) years and until their successors have been appointed and have qualified for office; provided, however, that the initial appointments to the commission upon its creation shall be made in a manner such that two (2) commissioners, one of whom shall serve as the initial chairperson, shall be appointed for initial terms of four (4) years, two (2) commissioners shall be appointed for initial terms of three (3) years, and three (3) commissioners shall be appointed for initial terms of two (2) years. Commissioners shall be eligible for reappointment. All commissioners shall serve without compensation.

D. **Removals And Vacancies:** The village board shall have the power to remove any commissioner for cause. Any vacancy that may occur shall be filled for the balance of the unexpired term by appointment by the village president, with the advice and consent of the board of trustees.

E. **Officers:**

1. **Chairperson And Vice Chairperson:** The village president, with the advice and consent of the board of trustees, shall designate one commissioner as chairperson and another commissioner as vice chairperson.
2. **Secretary:** The village administrator shall designate a village staff member or other authorized representative of the village to serve as secretary to the commission. The commission secretary shall attend and keep minutes of all commission meetings and hearings, and shall maintain the permanent records of all commission meetings, hearings, and proceedings and all correspondence of, and submittals to, the commission.

F. **Public Records:** Commission records shall be available and open for public inspection pursuant to, and except as otherwise provided by, the Illinois freedom of information act<sup>1</sup> or other applicable law.

G. **Authority And Duties:** Subject to the laws of the state of Illinois, this chapter, and any other ordinances and resolutions of the village, the commission shall have the following powers and duties:

1. To review surveys of structures, buildings, sites, and landscapes in the village in order to identify those with historical and architectural significance.
2. To keep a register of all designated landmarks, including all information required for any such designation.
3. To provide information and assistance to property owners and residents of the village regarding the designation of landmarks and historic districts and procedures for inclusion

on the State and National Registers of Historic Places.

4. To assist persons in the preparation of applications involving the designation or certification of landmarks.
5. Pursuant to the provisions of this chapter, to hold public hearings, review applications, conduct advisory review conferences, and make recommendations or decisions regarding: a) landmark designations; b) alteration or demolition activities involving landmarks; c) the issuance of certificates of appropriateness for any such alteration or demolition activities; and d) the issuance of certificates of economic hardship for any such alteration or demolition activities.
6. To inform and educate the residents of the village concerning the historic and architectural heritage of the village by publishing appropriate maps, newsletters, brochures, and pamphlets, and by holding programs and seminars.
7. To develop and maintain technical information relating to historic preservation, rehabilitation, and restoration, and to provide assistance relating to such matters to architects, contractors, property owners, and other persons involved in real estate development and construction within the village.
8. To determine an appropriate design of markers for designated and certified landmarks, subject to review and approval of the village board of trustees.
9. To develop, subject to review and approval by the village board, specific guidelines for the alteration, demolition, construction, or relocation of landmarks.
10. To recommend, when requested by the village board, whether the village should accept and administer any property or full or partial interest in real property, including conservation rights as that term is used in 765 Illinois Compiled Statutes 120/1, which the village may have or accept as a gift or otherwise.
11. To request technical advice and assistance from village staff members and to retain specialists or consultants when expressly authorized in advance by the village board of trustees.
12. To review, upon referral by the village board, the plan commission, the zoning board of appeals, or the architectural board of review, any application for a zoning amendment, special use permit, variation, subdivision approval, site plan approval, or any other related relief or request that may affect designated landmarks, or otherwise involve historic preservation considerations.
13. At the request of the village board of trustees, to periodically review this code, including the zoning regulations and subdivision regulations, and recommend any amendments appropriate for the protection and continued use of designated landmarks.
14. To submit an annual report to the village board of trustees summarizing the commission's activities during the preceding year and reviewing current preservation issues in the village.
15. When specifically authorized by the village board, and within applicable budget and appropriation limitations, shall undertake an ongoing survey and research effort in the

village to identify neighborhoods, structures, buildings, sites, and landscapes that have historic, community, architectural, or aesthetic importance, interest, or value. As part of the survey, the commission shall review and evaluate any prior surveys and studies by any unit of government or private organization and compile appropriate descriptions, facts, and photographs. The commission shall also seek, in consultation with, and with the prior approval of, the village board, funds from outside sources for the purpose of undertaking such surveys and research.

16. To study and make recommendations to the village board regarding the desirability of implementing a process for designating, as historic districts, historically significant areas in the village.
17. To study and make recommendations to the village board regarding the desirability of creating more stringent regulations for landmarks located in nonresidential districts or other areas within the village, including, without limitation, requiring a certificate of appropriateness prior to any proposed alteration, demolition, rehabilitation, relocation, repair, or restoration of a landmark in a nonresidential district or area within the village.
18. To study and make recommendations to the village board regarding appropriate fees and other charges to be imposed by the village for expenses incurred in connection with implementation of the historic preservation program established in this chapter.
19. To study and assist the village administrator in preparing the appropriate plans and procedures to implement the historic preservation program established in this chapter.
20. To seek certification with the Illinois historic preservation agency and the United States department of the interior of designated landmarks as "historic buildings" under the Illinois property tax code, 35 Illinois Compiled Statutes 200/1-1 et seq., or as "certified historic structures" under the tax reform act of 1986, 26 USC section 1 et seq., or under other legislation subsequently enacted by the state of Illinois or the United States.
21. To seek certified local government status from the United States department of the interior for purposes of qualifying for financial and other assistance available through the department of the interior and other sources.
22. To review significant demolition applications.
23. To perform such other functions as directed by the village board of trustees.

#### H. Meetings:

1. Meeting Schedule: Commission meetings shall be held at regularly scheduled times to be established by motion of the commission at the beginning of each calendar year or at any time at the call of the chairperson. There shall be a minimum of four (4) meetings per year. Special meetings may be called only at the request of: a) the chairperson; b) any three (3) members of the commission; or c) the village board of trustees.
2. Presiding Officer: The commission chairperson shall preside over all meetings and hearings of the commission. In the absence of the chairperson, the vice chairperson shall assume the duties and responsibilities of the chairperson. In the absence of the

chairperson and vice chairperson, a temporary chairperson shall be elected by the commission and shall assume the duties and responsibilities of the chairperson.

3. Meeting Requirements: All meetings and hearings of the commission shall be conducted in accordance with the Illinois open meetings act<sup>2</sup>.
4. Sworn Testimony: All testimony at any hearing of the commission shall be given under oath or affirmation.
5. Rules: The commission may adopt its own rules of procedure. In the absence of such rules, the commission shall conduct its business, as nearly as practicable, in accordance with "Robert's Rules Of Order".
6. Quorum And Necessary Vote: The commission shall conduct no business except at a properly called and held meeting at which a quorum is present. A quorum of the commission shall consist of four (4) members. A concurring vote of a majority of those commissioners present and constituting a quorum shall be necessary to render a decision on any matter upon which the commission is authorized to act; provided, however, that the affirmative vote of at least four (4) commissioners shall be required to make a recommendation to the village board regarding a proposed landmark designation, or to grant a certificate of appropriateness or certificate of economic hardship. Any lesser vote on any such designation or certificate, even if a majority of those voting, shall be considered a final decision to recommend denial of any such designation or to deny any such certificate, as the case may be. Notwithstanding the foregoing, any advisory review conference may be conducted by a designated subcommittee of the commission consisting of no fewer than four (4) commissioners. Any commissioner may file minority or dissenting reports in support of any position concerning a matter brought before the commission.
7. Voting After Absence: No commissioner absent from any portion of a hearing shall be qualified to vote upon the matter heard unless the commissioner shall first certify on the record that he or she has reviewed the entire record of any such portion of the hearing during which he or she was absent and has fully informed himself or herself of the essential facts and issues of the matter being heard so as to be able to cast an informed and independent vote.
8. Disqualification From Voting: No member of the commission shall vote on any matter involving any property in which such commissioner has a legal or beneficial ownership interest or on any other matter where such commissioner's interest would violate section [3-14-4](#) of the Illinois municipal code, 65 Illinois Compiled Statutes 5/3-14-4, or any other applicable law.
9. Record: The transcript of testimony, if any; the commission minutes; all applications, requests, exhibits, and papers filed in any proceeding before the commission; and the decision and report or reports of the commission shall constitute the record.
10. Notice: The village administrator shall cause notice to be given of public hearings and public meetings set pursuant to this chapter in the form and manner and to the persons herein specified.

## I. Decisions; Failure To Act:

1. Decisions: Every recommendation or decision of the commission upon any application filed pursuant to this chapter shall be by motion and shall include findings of fact; shall refer to all the evidence in the record and to the exhibits, plans, or specifications upon which such recommendation or decision is based; shall specify the reason or reasons for such recommendation or decision; and shall contain a conclusion or statement separate from the findings of fact setting forth the recommendation or decision of the commission. Every decision shall expressly set forth any limitations or conditions recommended or imposed by the commission.
2. Failure To Act: In any case where this chapter provides that the failure of the commission to act within a fixed period shall be deemed a grant or denial of an application, or a recommendation for the grant or denial of an application, as the case may be, such failure shall, notwithstanding the absence of required findings and conclusions, be considered to be a decision of the commission rendered on the day following the expiration of such fixed period. (Ord. 2008-20, 7-14-2008)

## 9-14-4: LANDMARK DESIGNATION:

A. Criteria: The commission shall consider the criteria provided in this section in order to recommend a structure, building, site, or landscape for designation as a landmark.

### 1. General Considerations:

- a. 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.
- b. The structure, building, site, or landscape is closely identified with a person or persons who significantly contributed to the development of the village, the state of Illinois, or the United States.
- c. 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.
- d. The unique location or singular physical characteristics of a structure, building, site, or landscape make it an established or familiar visual feature.
- e. The activities associated with a structure, building, site, or landscape make it a current or former focal point of reference in the village.
- f. The structure or 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.

- g. The structure, building, site, or landscape is in an area that has yielded or is likely to yield historically significant information, or even prehistoric data.

## 2. 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.
- b. The structure, building, site, or landscape embodies elements of design, detail, material, or craftsmanship of exceptional quality.
- 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.
- d. The structure, building, site, or landscape is one of the few remaining examples of a particular architectural style and has undergone little or no alteration since its original construction.
- e. The structure, building, site, or landscape is, or is part of, a contiguous grouping that has a sense of cohesiveness expressed through a similarity of style characteristics, time period, type of property, method of construction, or use of indigenous materials and accents the architectural significance of an area.
- f. The detail, material, and workmanship of the structure, building, site, or landscape can be valued in and of themselves as reflective of or similar to those of the majority of the other visual elements in the area.
- g. The landscape is significant in its own right as landscape architecture and not merely as a complementary setting for a structure or a group of structures.

## 3. Historic Significance:

- a. 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.
- b. 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.
- c. The structure, building, site, or landscape is associated with an organization or group, whether formal or informal, from which persons have significantly contributed to or participated in the historic or cultural events of the United States, the state of Illinois, or the village.
- d. The structure, building, site, or landscape is associated with a notable historic event.
- e. The structure, building, site, or landscape is associated with an antiquated use due to technological or social advances.
- f. The structure, building, site, or landscape is a monument to, or a cemetery of, a historic

person or persons.

## B. Applications For Nominations Of Landmarks:

1. Who May Nominate: Applications for nominations for designation of a landmark may be submitted by: a) the owner of record of the nominated landmark; b) the commission; c) the village board; or d) the Vliet Center board.
2. Application Requirements: Applications for landmark nomination shall be filed with the village administrator, on forms provided by the village administrator, and shall, at a minimum, include the following information and specifications:
  - a. The name and address of the applicant and owner of record.
  - b. The legal description and common street address of the property.
  - c. A written statement describing the structure, building, site, or landscape, and setting forth reasons in support of the proposed designation, including a list of significant exterior architectural features that should be protected.
  - d. Written documentation establishing that the applicant is the current owner of record of the nominated property or that such owner of record has been notified of or consents to the proposed landmark designation. Such documentation or evidence of record ownership shall include a recent title policy in the name of the applicant or other evidence of record ownership acceptable to the commission.
  - e. An overall site plan and photographs of the nominated property. The site plan shall also include a front, side, and rear elevation drawing.
  - f. Such other relevant information as may be requested by the village administrator or the commission.

C. Public Hearing: Following the proper filing of a complete application for nomination, notice of a public hearing shall be provided and a public hearing shall be conducted in accordance with the provisions of this subsection. Such hearing shall be commenced and completed not less than sixty (60) days following the filing of a complete application, unless continued by the commission upon the agreement of the property owner, or the property owner and the applicant in a case where the property owner is not the applicant. Additionally, upon request of the commission and written notice to the property owner and the applicant, the village board may consider and grant an extension of the time for the completion of the public hearing, not exceeding an additional thirty (30) days, if the board determines that the commission's efforts to preserve a landmark will promote the public welfare without causing undue hardship on the property owner or the applicant.

### 1. Notice Of Public Hearings:

- a. Village Administrator Gives Notice: The village administrator shall cause notice to be given of public hearings set pursuant to this section in the form and manner and to the

persons herein specified.

- b. **Contents Of Notice:** All notices shall include the date, time, and place of the hearing or meeting, a description of the matter to be heard or considered, a legal description of the subject property, and the address or particular location of the subject property.
- c. **Persons Entitled To Notice:** Notice of hearings on an application for designation shall be given by first class mail, not more than thirty (30) days nor less than fifteen (15) days immediately prior to the hearing, to the applicant, the owner or owners of record, and, if known, to other persons having a legal or equitable interest in the subject property nominated for designation, and the owners of record of all property within two hundred fifty feet (250') in each direction of the location of the subject property; provided, however, that the number of feet occupied by all public roads, streets, alleys and other public ways shall be excluded in computing the two hundred fifty foot (250') requirement. Notice shall also be given by publication in a newspaper of general circulation in the village not more than thirty (30) days nor less than fifteen (15) days immediately prior to the hearing.

## 2. Procedures For Conduct Of Hearings:

- a. **Testimony:** Any person may appear and testify at a public hearing conducted pursuant to this section, either in person or by a duly authorized agent or attorney; provided, however, that the commission may exclude irrelevant, immaterial, or unduly repetitious testimony.
- b. **Written Statements:** Any person may, at any time prior to the commencement of a hearing hereunder, or during such hearing, or within such time as may be allowed by the commission following such hearing, submit written statements in support of or in opposition to any matter before the commission.
- c. **Adjournment Of Hearing:** The commission may, at any time, on its own motion or at the request of any person, adjourn a hearing for a reasonable time and to a fixed date, time, and place, for the purpose of giving further notice, taking further evidence, gathering further information, deliberating further, or for such other reason as the hearing body may find to be sufficient. The commission secretary shall notify in writing all commissioners, all parties to the hearing, and any other person designated on the vote of adjournment of the date, time, and place of the adjourned hearing.

## D. Recommendation By Commission:

1. **Contents:** After the close of the public hearing, the commission shall review all information presented thereto at the public hearing and shall adopt a recommendation that the nominated landmark does or does not meet the designation criteria. The recommendation shall contain the following information:
  - a. The commission's rationale for recommending either approval or denial of the nomination;
  - b. The significant feature or features in the exterior architectural appearance of the landmark that should be protected and preserved; and

- c. Any other pertinent comments related to the nomination of the landmark.
2. Transmittal: Within ten (10) days following the conclusion of the public hearing, the commission shall transmit to the village board its recommendation. The failure of the commission to act within ten (10) days following the conclusion of such hearing, or such further time to which the applicant may agree, shall be deemed a recommendation for the approval of the application for designation as submitted.
- E. Designation By Village Board: The village board shall initiate and complete consideration of the recommendation within forty five (45) days of its receipt of the commission's recommendation. An ordinance passed by the affirmative vote of at least four (4) members of the village board of trustees shall be required to designate an official landmark. Upon passage of an ordinance approving the nomination for landmark designation, the village board shall direct that notice be sent to the building commissioner and to the owners of record advising them of such designation and informing them that any structure, building, site, or landscape designated as a landmark shall thereafter be subject to the requirements of section [9-14-6](#) of this chapter and all other applicable provisions of this chapter. The village board shall also direct that the ordinance approving a landmark designation be recorded in the office of the county recorder of deeds.
- F. Stay Of Proceedings: No building, demolition, sign, or other permit shall be issued for a proposed landmark from the date when a complete and proper nomination form is filed with the village administrator until the final disposition of the nomination, unless the process for advisory review required by section [9-14-6](#) of this chapter has been completed.
- G. Successive Applications:
1. Second Applications Without New Grounds Barred: Whenever any application filed pursuant to this chapter has been finally denied on its merits, a second application seeking essentially the same relief, whether or not in the same form or on the same theory, shall not be brought unless, in the opinion of the village administrator or the commission, there is substantial new evidence available or a mistake of law or fact significantly affected the prior denial.
  2. New Grounds To Be Stated: Any such second application shall include a detailed statement of the grounds justifying consideration of such application.
  3. Summary Denial With Or Without Hearing: Any such second application may be denied by the village administrator summarily, and without hearing, on a finding that no grounds appear that warrant a new hearing. In any case, where such application is set for hearing, the applicant shall be required to establish grounds warranting reconsideration of the merits of its application prior to being allowed to offer any evidence on the merits. Unless such grounds are established, the application may be summarily dismissed for such failure.
  4. Exception: Whether or not new grounds are stated, any such second application filed

more than one year after the final denial of a prior application shall be heard on the merits as though no prior application had been filed. The applicant shall, however, be required to place in the record all evidence available concerning changes of conditions or new facts that have developed since the denial of the first application. In the absence of such evidence, it shall be presumed that no new facts exist to support the new petition that did not exist at the time of the denial of the first application. (Ord. 2008-20, 7-14-2008)

## **9-14-5: WITHDRAWAL OF LANDMARK DESIGNATION:**

- A. Conditions For Withdrawal: The designation of a structure, building, site, or landscape as a landmark may be withdrawn under any of the following conditions:
1. The structure, building, site, or landscape has ceased to meet the designation criteria because the qualities which caused it to be originally designated have been lost or destroyed, or such qualities were lost subsequent to nomination, but before designation;
  2. Additional information shows conclusively that the structure, building, site, or landscape does not possess sufficient significance to meet the designation criteria;
  3. The original designation was clearly in error; or
  4. There was prejudicial procedural error in the designation process.
- B. Requests For Withdrawal: Any commissioner or the owner of record of any designated landmark may initiate a procedure to withdraw the designation from such structure, building, site, or landscape.
- C. Application And Hearing: A procedure to withdraw a landmark designation shall be initiated by filing an application with the village administrator in accordance with subsection [9-14-4B](#) of this chapter. The application shall include a written explanation of the reasons for withdrawal as allowed by subsection A of this section. Upon the filing of a completed application, notice shall be given and a public hearing shall be held in accordance with the provisions contained in this subsection.
1. Notice Of Public Hearings:
    - a. Village Administrator To Give Notice: The village administrator shall cause notice to be given of public hearings set pursuant to this section in the form and manner and to the persons herein specified.
    - b. Content Of Notice: All notices shall include the date, time, and place of the hearing or meeting, a description of the matter to be heard or considered, a legal description of the subject property, and the address or particular location of the subject property.

- c. **Persons Entitled To Notice:** Notice of hearings on an application for withdrawal of designation of a landmark shall be given by first class mail, not more than thirty (30) days nor less than fifteen (15) days immediately prior to the hearing, to the applicant, the owner or owners of record, and, if known, to other persons having a legal or equitable interest in the subject property nominated for designation, and the owners of record of all property within two hundred fifty feet (250') in each direction of the location of the subject property; provided, however, that the number of feet occupied by all public roads, streets, alleys and other public ways shall be excluded in computing the two hundred fifty foot (250') requirement. Notice shall also be given by publication in a newspaper of general circulation in the village not more than thirty (30) days nor less than fifteen (15) days immediately prior to the hearing.

## 2. Procedures For Conduct Of Hearings:

- a. **Testimony:** Any person may appear and testify at a public hearing conducted pursuant to this section, either in person or by a duly authorized agent or attorney; provided, however, that the commission may exclude irrelevant, immaterial, or unduly repetitious testimony.
- b. **Written Statements:** Any person may, at any time prior to the commencement of a hearing hereunder, or during such hearing, or within such time as may be allowed by the commission following such hearing, submit written statements in support of or in opposition to any matter before the commission.
- c. **Adjournment Of Hearing:** The commission may, at any time, on its own motion or at the request of any person, adjourn a hearing for a reasonable time and to a fixed date, time, and place, for the purpose of giving further notice, taking further evidence, gathering further information, deliberating further, or for such other reason as the hearing body may find to be sufficient. The commission secretary shall notify in writing all commissioners, all parties to the hearing, and any other person designated on the vote of adjournment of the date, time, and place of the adjourned hearing.

- D. **Recommendation; Determination:** Promptly after the close of the public hearing, the commission shall either: 1) determine that withdrawal of a designation is not warranted and recommend to the village board denial of the application; or 2) recommend to the village board that a designation should be withdrawn. Such recommendation shall be in writing and shall set forth the reasons therefor. Any determination or recommendation shall be submitted to the village board, sent to the applicant, and filed with the village clerk.

- E. **Village Board Action:** The village board shall promptly act upon a recommendation for withdrawal of a designation. An ordinance passed by the affirmative vote of at least four (4) members of the village board shall be required to withdraw an official landmark designation. Upon the passage of an ordinance approving the withdrawal of a designation, the village board shall direct that notice be sent to the building commissioner and the owners of record advising them that such designation has been withdrawn. The village board shall also direct that the ordinance withdrawing a landmark designation be recorded in the office of the county recorder of deeds.

F. Successive Applications: Any successive application for withdrawal of a designation after an application for withdrawal has been finally denied on its merits will be subject to the requirements for successive applications for landmark designations set forth in subsection [9-14-4G](#) of this chapter. (Ord. 2008-20, 7-14-2008)

## **9-14-6: ADVISORY REVIEW:**

### **A. Review Required; Exemptions:**

1. Unless expressly exempted herein, no permits for the alteration, demolition, or any other physical modifications of a landmark may be issued by the village without the commission conducting an advisory review in accordance with the procedures and criteria specified in this section.
2. An advisory review shall not be required in connection with:
  - a. A certified landmark for which a certificate of appropriateness is required pursuant to section [9-14-8](#) of this chapter;
  - b. Permit applications not involving any alteration to or demolition of the exterior architectural appearance of a landmark; or
  - c. Permits necessary to comply with a lawful order of the village, including, without limitation, any permit necessary to correct what is determined by the building commissioner to be an immediate health or safety problem; provided, that such order expressly exempts the alteration or demolition from the advisory review procedure; and provided further, that such order may be made subject to appropriate conditions to advance the purpose and goals of this chapter.

### **B. Procedure:**

1. Initiation: Within five (5) days after the filing of any permit application for the alteration, demolition, or any other physical modifications of a landmark (the "proposed work"), the building commissioner shall advise the applicant of the required advisory review and shall forward a copy of such application, together with plans pertaining thereto, to the commission.
2. Advisory Review Conference: Upon receipt of an application from the building commissioner, the commission shall consider the extent to which the proposed work may be consistent or inconsistent with the purpose and goals of this chapter and the criteria described in subsection C of this section. If the commission determines that the proposed work is inconsistent with the purpose and goals of this chapter, the commission shall request a conference with the permit applicant. The commission shall transmit its

concerns and recommendations to the permit applicant at the time such request is made, and the commission and the permit applicant shall use such conference to reach a mutually satisfactory resolution of the commission's concerns. If the commission determines, either with or without a conference, that the proposed work will not be inconsistent with the purpose and goals of this chapter, the commission shall inform the building commissioner of such determination, and the application shall be evaluated strictly on its merits under all other village building codes and regulations.

3. **Time For Review:** Except as provided in subsection B4 of this section, no sooner than one hundred twenty (120) days after filing an application for a demolition permit for a landmark, and no sooner than thirty five (35) days after filing an application for a permit to undertake any other alteration, or other physical modifications to a landmark, a permit applicant may notify the commission and building commissioner in writing that it no longer intends to participate in the advisory review process; provided, that the permit applicant has attended an advisory review conference with the commission during that one hundred twenty (120) day period. Upon receipt of such notice, and notwithstanding any determination of the commission, the building commissioner shall evaluate the application strictly on its merits under all other village building codes and regulations.
4. **Extension Of Time For Advisory Review:**
  - a. If a permit applicant is unable to attend or fails to attend an advisory review conference, the advisory review period will be extended for such time as is necessary for the permit applicant to schedule and attend an advisory review conference with the commission or its designated representatives.
  - b. In addition to any other extension, upon request of the commission and written notice to the permit applicant, the village board may consider and grant an extension, not exceeding an additional thirty (30) days, of the time for an advisory review of an application for alteration, demolition, or any other physical modifications of a landmark, if the board determines that the commission's efforts to preserve a landmark will promote the public welfare without causing undue hardship on the permit applicant.
5. **Other Laws And Regulations:** Except to the extent specifically and clearly in conflict with the provisions of this chapter, the advisory review process shall not negate, modify, or supersede any other village building codes and regulations or other applicable law.
6. **Posting Of Signage:** Within five (5) days of the commission's request for an advisory review conference regarding the proposed work for a landmark, the building commissioner shall cause signage to be posted at the landmark or historic structure including the following information: a) that the village has received a permit application for the proposed work; b) that the commission is conducting an advisory review conference regarding the proposed work; and c) the date, time and location of the meeting(s) of the commission during the advisory review period.

C. **Criteria:** In conducting an advisory review, the commission shall consider and urge the applicant to incorporate into the proposed work the following criteria:

1. **General Standards:**

- a. Reasonable efforts should be made to use property for its originally intended purpose or to provide a compatible use that requires minimal alteration of a structure, building, site, or landscape and its environment.
- b. The distinguishing original qualities or character of a structure, building, site, or landscape and its environment should not be destroyed. No alteration or demolition of any historic material or distinctive architectural feature should be permitted except when necessary to assure an economically viable use of a site.
- c. All structures, buildings, sites, and landscapes should be recognized as products of their own time. Alterations that have no historic basis and that seek to create an earlier appearance than the true age of the property are discouraged.
- d. Changes that may have taken place over time evidence the history and development of a structure, building, site, or landscape and its environment. These changes may have acquired significance in their own right, and this significance should be recognized and respected when dealing with a specific architectural period.
- e. Distinctive stylistic features or examples of skilled craftsmanship that characterize a structure, building, site, or landscape should be maintained and preserved if possible.
- f. Deteriorated architectural features should be repaired rather than replaced, if possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical, or pictorial evidence rather than conjectural designs or the availability of different architectural elements from other buildings or structures.
- g. Surface and other forms of cleaning of structures, buildings, sites, and landscapes should be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the structures, buildings, sites, or landscapes should be avoided.
- h. New structures and buildings, and alterations to sites and landscapes, should not be discouraged when such structures or alterations do not destroy significant historical, architectural, or cultural features and are compatible with the size, scale, color, material, and character of the site, neighborhood, or environment.
- i. If possible, new structures and buildings, and alterations to the existing conditions of sites and landscapes, should be undertaken in such a manner that, if such new structures or alterations were to be removed in the future, the essential form and integrity of the original structure, building, site, or landscape would be unimpaired.
- j. Alterations that do not affect any essential architectural or historic features of a structure, building, site, or landscape, as viewed from the public way, ordinarily should be permitted.
- k. Any permitted alteration or demolition should promote the purposes of this chapter and the general welfare of the village and its residents.
- l. Demolition should not be undertaken if a structure, building, site, or landscape is

economically viable in its present condition or could be economically viable after completion of appropriate alterations, even if demolition would permit a more profitable use of such site.

## 2. Design Guidelines:

- a. The height of a landmark after alteration should be compatible with the height of the original landmark.
- b. The relationship between a landmark and adjacent open spaces after its alteration should be compatible with such relationship prior to such alteration.
- c. The relationship among the height, width, and scale of a landmark after alteration should be compatible with such relationship prior to such alteration.
- d. The directional expression of a landmark after alteration, whether its vertical or horizontal positioning, should be compatible with the directional expression of the original landmark.
- e. The roof shape of a landmark after alteration should be compatible with the roof shape of the original landmark.
- f. The architectural details, general design, materials, textures, and colors of a landmark after alteration should be compatible with the architectural details, general design, materials, textures, and colors of the original landmark.
- g. The appurtenances, including, without limitation, signs, fences, landscaping, accessory structures, and pavings, of a landmark after alteration should be compatible with the appurtenances of the original landmark.
- h. In addition to the foregoing guidelines, the commission may consider the secretary of the interior's standards for rehabilitation guidelines for rehabilitating historic buildings (revised 1983), and any amendments thereto, in conducting an advisory review. (Ord. 2008-20, 7-14-2008)

## 9-14-7: CERTIFICATION OF LANDMARKS:

A. Eligibility: Every landmark shall be eligible for certification.

B. Procedures: The legal and if applicable, the beneficial owner or owners of a landmark may submit to the board of trustees a declaration setting forth, at a minimum, an intent to further promote and preserve the historic and architectural appearance and character of property affected by designation and an agreement to be subject to and bound by the provisions of section [9-14-8](#) of this chapter regarding certificates of appropriateness. Any declaration in a form and of substance acceptable to the board of trustees shall be recorded in the office of

the county recorder of deeds. Upon recordation of the declaration and delivery of a copy of such recorded declaration to the commission, such landmark shall become certified.

- C. **Withdrawal Of Certification:** After a landmark has become certified, the certification shall not be withdrawn except by an express determination set forth in an ordinance or resolution of the board of trustees. In addition, upon the withdrawal of landmark designation pursuant to section [9-14-5](#) of this chapter, certification of such landmark shall also be withdrawn. (Ord. 2008-20, 7-14-2008)

## **9-14-8: CERTIFICATE OF APPROPRIATENESS:**

### **A. Certificate Required; Exemptions:**

1. No alteration shall be allowed to, and no permits shall be issued for, the alteration, demolition, signage, construction, relocation, or any other physical modifications of the exterior architectural appearance of a certified landmark without the prior issuance of a certificate of appropriateness in accordance with the procedures and criteria specified in this section.
2. Certificates of appropriateness shall not be required in connection with permits necessary for compliance with a lawful order of the village, including, without limitation, any permit necessary to correct what is determined by the building commissioner to be an immediate health or safety problem; provided, that such order expressly exempts the alteration, demolition, signage, or other physical modifications from certificate of appropriateness procedures; and provided further, that such order may be subject to appropriate conditions to advance the purpose and goals of this chapter.

- B. **Criteria:** All applications for a certificate of appropriateness shall conform to the applicable standards as described in subsection [9-14-6C](#) of this chapter.

### **C. Application For Certificate:**

1. **Formal Application Requirements:** Any person proposing an alteration to, or seeking a building, demolition, sign, or other permit for, any certified landmark shall submit a formal application for a certificate of appropriateness as a precondition to commencing such alteration or obtaining such permit. The formal application for a certificate of appropriateness shall contain the following information and specifications:
  - a. Applicant's name;
  - b. Owner's name, if different from applicant;

- c. Street address and legal description of the structure, building, site, or landscape;
  - d. An overall plan of the proposal, including front, side, and rear elevation drawings in the case of alteration or partial demolition;
  - e. Brief description of the structures, buildings, sites, and landscapes and the structures, buildings, sites, and landscapes adjacent to and across from the subject property;
  - f. Detailed description of the proposed alteration or demolition, together with any architectural drawings, sketches, and photographs indicating how and to what extent such alteration or demolition shall affect a certified landmark;
  - g. Names and addresses of the owners of property adjacent to and across from the subject property;
  - h. A list and photographs of significant architectural features in relation to the structures, buildings, sites, or landscapes on the property previously designated by the commission as being worthy of protection and preservation;
  - i. Identification of any architect or developer involved in the alteration or demolition; and
  - j. Such other relevant information as requested by the village administrator or the commission.
2. Preliminary Application Requirements: Preliminary applications for a certificate of appropriateness shall be filed with the village administrator, on forms provided by the village administrator, and shall include such information as is necessary to broadly acquaint the commission with the applicant's proposal. No applicant shall be required to file a preliminary application prior to filing a formal application.

#### D. Public Hearing; Review:

1. Public Hearing On Formal Application: Following the proper filing of a complete formal application for a certificate of appropriateness, a public hearing on the application shall be set, noticed, and conducted in accordance with the provisions contained in this subsection. Such hearing shall be commenced not less than ninety (90) days following the filing of a complete application and may be continued upon request or consent of the applicant.
  - a. Notice Of Public Hearings:
    - (1) Village Administrator Gives Notice: The village administrator shall cause notice to be given of public hearings set pursuant to this section in the form and manner and to the persons herein specified.
    - (2) Content Of Notice: All notices shall include the date, time, and place of the hearing or meeting, a description of the matter to be heard or considered, a legal description of the subject property, and the address or particular location of the subject property.
    - (3) Persons Entitled To Notice: Notice of hearings and meetings on an application for a

certificate of appropriateness shall be given by first class mail to the applicant, the owner or owners of record, and, if known, to other persons having a legal or equitable interest in the subject property and the owners of record of all property within two hundred fifty feet (250') in each direction of the location of the subject property; provided, however, that the number of feet occupied by all public roads, streets, alleys and other public ways shall be excluded in computing the two hundred fifty foot (250') requirement. Notice shall also be given by publication in a newspaper of general circulation in the village not more than thirty (30) days nor less than fifteen (15) days immediately prior to the hearing.

b. Procedures For Conduct Of Hearings:

- (1) Testimony: Any person may appear and testify at a public hearing conducted pursuant to this section, either in person or by a duly authorized agent or attorney; provided, however, that the commission may exclude irrelevant, immaterial, or unduly repetitious testimony.
- (2) Written Statements: Any person may, at any time prior to the commencement of a hearing hereunder, or during such hearing, or within such time as may be allowed by the commission following such hearing, submit written statements in support of or in opposition to any matter before the commission.
- (3) Adjournment Of Hearing: The commission may, at any time, on its own motion or at the request of any person, adjourn a hearing for a reasonable time and to a fixed date, time, and place, for the purpose of giving further notice, taking further evidence, gathering further information, deliberating further, or for such other reason as the hearing body may find to be sufficient. The commission secretary shall notify in writing all commissioners, all parties to the hearing, and any other person designated on the vote of adjournment of the date, time, and place of the adjourned hearing.

2. Review Of Preliminary Applications:

- a. Following the proper filing of a complete preliminary application, the village administrator shall cause such application to be on the agenda of the next regular commission meeting after the date of its filing. The commission shall, not later than the first regular commission meeting after the preliminary application has been referred thereto, commence and conclude its review of the preliminary application.
- b. The purpose of such review shall be to broadly present the commission with the applicant's proposal and to provide the applicant with any preliminary views or concerns that members of the commission may have at the time in the process when positions are still flexible and adjustment is still possible and prior to the time when the applicant is required to expend the funds necessary to prepare the complete documentation required for a formal application.
- c. At the meeting at which the preliminary application is considered, any member of the commission may make any comments, suggestions, or recommendations regarding the preliminary application deemed necessary or appropriate by that member; provided, however, that no recommendation shall be made, and no final or binding action shall be taken, with respect to any preliminary application by the commission. Any views expressed in the course of the commission's review of any preliminary application shall

be deemed to be only preliminary and advisory and only the individual views of the member expressing them. Nothing said or done in the course of such review shall be deemed to create or to prejudice any rights of the applicant or to obligate the commission, or any member thereof, to approve or deny any formal application following full consideration thereof as required by this chapter. Applications by the village shall not be subject to the provisions of this subsection.

#### E. Decision Of Commission; Appeals:

1. **Approval:** If the application is approved without conditions, the commission shall issue the certificate of appropriateness permitting the building commissioner to proceed with other required reviews and approvals. The commission shall notify the applicant of its decision within thirty (30) days after the close of the public hearing.
2. **Approval With Conditions:** If the application is approved with conditions, the commission shall notify the applicant in writing within thirty (30) days after the close of the public hearing and shall specify the conditions to be imposed and the reasons therefor in light of the criteria applicable to this chapter. If the applicant notifies the commission in writing that the conditions are acceptable, or if the applicant does not appeal the approval with conditions within the prescribed period of time, the commission shall issue the certificate of appropriateness, subject to the conditions.
3. **Denial:** If the application is denied, the commission shall notify the applicant in writing within thirty (30) days after the close of the public hearing and shall specify the particular aspects in which the application is inconsistent with the criteria applicable to this chapter. If the commission issues a denial of the certificate of appropriateness, no alteration shall be permitted to proceed and no permits shall be issued for the proposed alteration, demolition, signage, or any other exterior physical modifications of the certified landmark.
4. **Validity:** A certificate of appropriateness shall be invalid if the plans approved by the commission are changed, if any conditions of the certificate are not satisfied, or if any building permit issued for the approved work becomes invalid. A certificate of appropriateness shall remain valid for a period of one year. (Ord. 2008-20, 7-14-2008)
5. **Appeal:** When a certificate of appropriateness for a certified landmark is denied or approved with conditions, the applicant may appeal the commission's decision to the village board by filing an appeal in writing to the village administrator within fifteen (15) days after the applicant is served with notice by personal delivery or certified or registered mail, return receipt requested, of the commission's decision. For the purposes of this section, the date of mailing or delivery shall be the date of service. The village board may receive comments on the contents of the record but no new matter may be considered by the village board, unless such matter is new or was not known at the time of the hearing. After due consideration of the facts contained in the record submitted to the board by the commission and other authorized matter, the village board may: a) affirm the decision in total; b) approve changes; or c) overturn the commission's decision. (Ord. 2008-20, 7-14-2008; amd. 2009 Code)

- F. Certificate Of Economic Hardship: Notwithstanding any of the provisions of this section to the contrary, the commission may issue a certificate of economic hardship to allow the performance of work for which a certificate of appropriateness has been denied.
1. State Assistance: Applicants claiming economic hardship shall be required to apply to the state historic preservation agency to determine eligibility for rehabilitation assistance. The eligibility for and availability of financial aid shall be considered by the commission in making its decision.
  2. Application Requirements: An applicant for a certificate of economic hardship may submit any or all of the following information in order to assist the commission in making its determination on the application:
    - a. The amount paid for the property, the date of purchase, and the party from whom purchased (including a description of the relationship, if any, between the owner and the person from whom the property was purchased).
    - b. The assessed value of the land and improvements thereon according to the two (2) most recent assessments.
    - c. Real estate taxes for the previous two (2) years.
    - d. Remaining balance mortgage, if any, and annual debt service, if any, for the previous two (2) years.
    - e. All appraisals obtained within the previous two (2) years by the owner or applicant or their lenders in connection with the purchase, financing, or ownership of the property.
    - f. Any listing of the property for sale or rent, price asked, and offers received, if any.
    - g. Any consideration by the owner as to profitable adaptive uses for the property.
    - h. If the property is income producing, the annual gross income from the property for the previous two (2) years, itemized operating and maintenance expenses for the previous two (2) years, and annual cash flow before and after debt service, if any, during the same period.
    - i. Form of ownership or operation of the property, whether sole proprietorship, for profit or not for profit corporation, limited partnership, joint venture, or other.
    - j. Any other information, including income tax bracket of the owner, applicant, or principal investors in the property, reasonably necessary for a determination as to whether the property can be reasonably sold or yield a reasonable return to present or future owners.
  3. Study Period: If the commission finds that, without approval of the proposed work, the property cannot be put to a reasonable beneficial use or the property cannot obtain a reasonable economic return therefrom, then the application shall be delayed for a period not to exceed forty five (45) days. During this period of delay, the commission shall investigate plans and make recommendations to the village board to allow for a reasonably beneficial use or a reasonable economic return, or to otherwise preserve the subject property. Such plans and recommendations may include, without limitation, the

following: a relaxation of the provisions of this chapter and a reduction in real property taxes, financial assistance, building code modifications, and/or changes in zoning regulations.

4. Decision: If, by the end of this forty five (45) day period, the commission has found that, without approval of the proposed work, the property cannot be put to a reasonable beneficial use, or the owner cannot obtain a reasonable economic return therefrom, then the commission shall issue a certificate of economic hardship approving the proposed work. If the commission finds otherwise, it shall deny the application for a certificate of economic hardship, and the commission shall so notify the applicant in writing.
5. Appeal: When a certificate of economic hardship is denied, the applicant may appeal the commission's decision in the same manner provided for certificates of appropriateness, as described in subsection E5 of this section.

G. Natural Destruction Or Demolition: In the case of partial or complete natural destruction or demolition of a certified landmark, the owner of record shall be required to obtain a certificate of appropriateness from the commission prior to reconstruction. Although exact duplication of the previous structure may not be required, the exterior design of the property shall be in harmony with the exterior design of the certified landmark prior to the damage. (Ord. 2008-20, 7-14-2008)

## **9-14-9: VIOLATION; PENALTIES:**

Any person who violates any provision of this chapter shall be guilty of a misdemeanor and, upon conviction thereof, shall be punished by a fine of not less than fifty dollars (\$50.00) nor more than the maximum provided in section [1-4-1](#) of this code. Every day such violation shall continue to exist shall constitute a separate violation. In addition to such penalties, the village may institute any appropriate action or proceeding to enjoin, correct, or abate any violation of this chapter. (Ord. 2008-20, 7-14-2008; amd. 2009 Code)