

**VILLAGE OF LAKE BLUFF
HISTORIC PRESERVATION COMMISSION
December 9, 2015**

APPROVED MINUTES

1. Call to Order and Roll Call

A Regular Meeting of the Historic Preservation Commission (HPC) of the Village of Lake Bluff was called to order on December 9, 2015 at 7:10 p.m. in the Village Hall Board Room.

The following members 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)

2. Consideration of the Minutes from the November 11, 2015 HPC Meeting

Member Richardson moved to approve the November 11, 2015 Meeting Minutes. Member Francoeur seconded the motion. The motion passed on a unanimous voice vote.

3. Non-Agenda Items and Visitors

Chair Nelson noted there was no one present for this item.

4. Consideration of a Significant Demolition Application for the Complete Demolition of 235 E. Blodgett Avenue

Chair Nelson introduced the item and asked for comments from the applicant.

Mr. David Lidstrom, owner of the subject property, advised the HPC of his intention to demolish the house. He noted his previous desire was to renovate the house; however, it would be more economic to demolish and build new after consulting with several contractors. He also stated he submitted responses to the HPC's questions that were provided in the packet and now part of the meeting record.

A discussion with the Commission ensued regarding the design for the new house noting the footprint of the house may shift north and east.

In response to a question from Member Bergmann, Chair Nelson noted she is not aware of any social history that would be relevant to the house. She noted the neighborhood was developed in the 1940s.

Member Richardson moved to terminate the demolition review of 235 E. Blodgett Avenue. Member Francoeur seconded the motion.

In response to Chair Nelson's request for any further comments, Ms. Leslie Bishop, neighborhood resident, stated she likes the brick façade being proposed and encouraged Mr. Lidstrom to use brick for the new house. Ms. Bishop expressed her belief the E. Blodgett Avenue area has maintained its mid-century feel.

As there was no further discussion, the motion passed on the following roll call vote:

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

5. **An Advisory Review Conference for the Proposed Renovations to the Designated Landmark Manor House, Coach House and Landscaping as Part of the Final Plan for the Stonebridge Planned Residential Development (136 Green Bay Road)**

Chair Nelson introduced the item and asked for a presentation prepared by Peter Kyte, representative of the applicant and property owner, The Roanoke Group (copies of tentative plat of subdivision, elevation drawings

Mr. Kyte introduced himself and showed the overall site plan of the preliminary approved planned residential development (PRD) approved by the Village Board. He noted the locations of the Manor House and the Carriage House. He stated the preliminary plan was approved with the intention of demolishing the Carriage House and replacing it with three single-family homes. Further, he stated after reconsidering the plan it is now the intention to keep the Carriage House and renovate it in addition to the Manor House, but they will need to be renovated to accommodate modern day uses and operations to ensure the buildings don't become a burden for the homeowners association in the future.

He continued and noted it is his intention to reconstruct the original Jens Jensen landscape plan. He showed images of the historic landscape plan with an overlay of the proposed improvements. He noted some plant species will change from the original Jensen plan in addition to changes to the Manor House terrace plantings and the relocation of the council ring.

He noted that the Carriage House was used as a servants quarters, and as such, there was not much landscape originally planned for the structure. The proposed changes to that plan will include enhanced landscaping different than the original, a large lawn area to the north bordered by lawn pavilions. Also, a pool for use by the residents of the development is planned in front of the Carriage House, just south of the main entrance and the Carriage House will be used for special events.

Mr. Kyte introduced Austin DePree of Northworks Architects to review the restoration of the Carriage and Manor Homes. Mr. DePree thanked the HPC for the opportunity to present the latest plans (dated November 20, 2015) for the structures. He expressed his belief they have found a new and viable use for the buildings. He showed several original images of the front façade of the Manor

House and noted the plan is to bring the building back to its original design. He then showed images of the original and proposed building elevations. He stated the windows will have to be replaced as the sashes have rotted. The large windows in the loggia will be removed and current building codes require two new fire stairs; however the large main staircase inside will remain. He shared plans that address the egress areas from the building. He stated it is their intention to replace the existing casement windows with replicas allowing them to completely seal the structure. Mr. DePree stated they have evaluated the condition of the roof and have created a restoration plan in addition to plans to restore the exterior stucco and slate materials of the buildings.

Mr. DePree stated the rear elevation appears to be a collection of various architectural styles. He then showed images of historic, current and proposed rear elevations. The original shutters have been stripped away and windows have been boarded.

He reviewed the doors and windows on the west elevation noting they will be restored, with the exception of the steel in the glass windows which will be recreated.

He showed the improvements proposed to the north elevation and noted the windows that were once there have been covered up over time and will be restored. The north side of the house was used as the service wing and will remain the service area of the building with the new use.

Mr. DePree reviewed the Carriage House next noting the structure was built at the same time as Market Square in Lake Forest, both designed by Howard Van Doren Shaw, and shared connections with architectural details of Market Square. Interior demolition was performed noting the Carriage House is in terrible shape allowing us to understand the total extent of the renovation.

He described the original details of the Carriage House and noted the breezeway is now enclosed with glass. He shared several other elevation drawings. He stated the original shutters will be brought back and all openings to second floor. The size and proportion of the windows will be accounted for to best replicate the structure. On the north façade the windows that were removed will be brought back as well as open the atrium space. The largest intervention planned is for the maintenance of the historic staircase. There will be a bump out on the east façade that will allow residents to use the space for catering operations. The wall will resemble a landscaped wall. He noted the catering capability will allow a greater array of users for entertainment and special events for development residents.

Chair Nelson opened the floor for comment.

Member Richardson expressed her support for the proposed changes to the buildings and that the glass windows in the great room are being kept.

In response to a question from Member Bergmann, Mr. Kyte advised the buildings will have similar uses to what was there before, i.e. wedding, special events, fundraisers, etc. in the Manor House. He stated the buildings will not have any dwelling units. Mr. Kyte stated the first and second floors of the Carriage House will remain, as well as the tower. The Carriage House will contain more space for use by development residents.

Member Jerch commended him on the proposed restoration of the buildings and landscape. She stated she likes that the Carriage House will remain and the historic buildings won't have dwelling units. In response to Member Jerch's inquiry, Mr. Kyte shared his history of the property and how he became involved with the development.

Member Francoeur stated she is pleased with the proposed restoration plans. She inquired of the parking for the site that would need to accommodate the special event uses planned for the Manor House. Mr. Kyte stated the parking situation is currently being evaluated and is critical to the restoration of the Manor House.

Member Hunter expressed his support for shifting the uses of the historic buildings from dwelling units. Member Hunter also commended Mr. Kyte on the proposed renovation plans. To be used as historic references, he inquired if the sun dial could be returned to the tower of the Carriage House, as well as consider some reference to the stable doors that used to be on the front of the building. Mr. Kyte stated they will look into incorporating those items in the renovation.

Chair Nelson expressed her pleasure with the proposed renovations and that the Carriage House will be kept.

Chair Nelson reviewed the standards for advisory review the HPC considers and urges the applicant to incorporate into the proposed work regarding General Standards and Design Guidelines.

In response to Chair Nelson's request, there was no public comment.

Member Bergmann urged Mr. Kyte to consult with the Illinois Historic Preservation Agency before renovating the windows as this may affect the application for National Register status.

A to VA Stanick asked if Mr. Kyte will return to the HPC for consideration of a more detailed landscape plan. Mr. Kyte stated they may be back with plan detail for the west side of the property.

Member Bergmann inquired of the status of the council ring. Mr. Kyte stated they still have the stones that were used for the council ring and it will be relocated on the eastern side Manor House.

It was the consensus of the HPC the proposed work will not be inconsistent with the purpose and goals of the Village's Historic Preservation Regulations.

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

Chair Nelson continued this item to the next HPC meeting.

7. Chairperson's Report

Chair Nelson provided an update regarding the status of the joint meeting with the Committee-of-the-Whole. Along with the PCZBA and ABR, the HPC shared its recommendations with the COW. The COW suggested the HPC identify 20 or so homes and proceed with landmark each home. She asked for comments from the HPC. After a discussion amongst the Members, it was the consensus to pursue landmark designation in a more cooperative manner with property owners.

8. Staff Report

A to VA Stanick confirmed the next HPC meeting is scheduled for January 16, 2016.

9. Adjournment

As there was no further business to come before the Commission, Member Francoeur moved to adjourn the meeting. Member Richardson seconded the motion. The motion passed on a unanimous voice vote and the meeting adjourned at 9:09 p.m.

Respectfully submitted,

Brandon Stanick
Asst. to the Village Administrator