

**VILLAGE OF LAKE BLUFF
HISTORIC PRESERVATION COMMISSION
June 13, 2018**

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 June 13, 2018 at 7:00 p.m. in the Village Hall Board Room.

The following members were present:

Present: Paul Bergmann
Jane Jerch (arrived late at 7:04 p.m.)
Lois Nicol
Cheri Richardson
Steve Kraus, Chair

Absent: Randolph Liebolt
Robert Hunter, Vice Chair

Also Present: Glen Cole, Assistant to the Village Administrator

2. Consideration of the May 9, 2018 Meeting Minutes

Member Bergmann moved to approve the May 9, 2018 HPC Regular Meeting Minutes as amended. Member Jerch seconded the motion. The motion passed on a unanimous voice vote.

3. Consideration of the November 8, 2017 Meeting Minutes

Member Richardson moved to approve the November 8, 2017 HPC Regular Meeting Minutes as amended. Member Bergmann seconded the motion. The motion passed on a unanimous voice vote.

4. Non-Agenda Items and Visitors

Chair Kraus stated that the Chairperson and Members of the HPC allocate fifteen (15) minutes at this time for those individuals who would like the opportunity to address the HPC on any matter within its area of responsibility that is not listed on the agenda.

There were no requests to address the HPC.

5. Oath For Those Participating In Public Hearing

Chair Kraus administered the oath for those individuals that intended to participate in the public hearing.

6. A Public Hearing to Consider a Historic Landmark Nomination Application for the Property Located at 673 Maple Avenue

AVA Cole introduced the application to the commission while also describing the procedure for the Historic Landmark Application process.

The applicants, Rob and Sue Douglass, approached the podium to testify. The applicants described the background history, the date of purchase, and the ravine restoration work of their property to the commission. A brief discussion commenced before the start of application review.

Member Bergmann described one of the previous owners “Sims”, who owned the residence in 1955. He stated that the previous owner was a classical musician. Member Bergmann expressed that the home was more of a Mozart house than a rat pack house, in his opinion. He supports the reversion to the original style of the home, which was designed for a retired Navy officer. Member Bergmann stated that the house was built for one person. He expressed his support for making the home more fit for a family.

Member Jerch stated that she is delighted to see this plan because she walks by the property all the time and has sadly watched the home fall into disrepair. She talked about a previous owner who gave out candy all the time, she was known as the “Candy Lady.” Member Jerch asked Sue if she would be the next candy lady but she was unaware.

Rob Douglass described touring the house and recognizing artwork on the walls by Mr. Gould, who was his science teacher in junior high 40 years later.

Member Nicol stated that she is very excited about the renderings due to the fact that it will bring the home back to its original character. She saw how beautiful the view of the ravine is and mentioned that it is a treasure.

Rob Douglass mentioned the ravine efforts, trillium, future ravine management and stabilization.

Member Richardson asked if there are variations in the renovation.

Rob Douglass stated that Member Richardson is correct in the point that there are variations in the renovation. He stated that the East side needs a minor variation since the original house is non-conforming, the outside corner, and two front yard setbacks. Rob Douglass stated that he will need to seek a variance for modifications to the south elevation.

Member Richardson expressed her approval of the presentation and that she remembers the candy lady. She mentioned that she is also very excited to have a landmark.

Rob Douglass stated that he is excited as well and hopes to be a stop on the Christmas Walk.

Member Nicol asked if landscaping will allow for view by the time it is done.

Rob Douglass stated that he cannot really see it now because it has a low profile and the height of the roof is less than ten feet. He started to explain the landscape plan for the property, which consisted of a white birch stand and screening.

Chair Kraus applauds the applicant in their effort to landmark their property. He asked a practical question in regards to what does the applicant want to see landmarked since it is odd to landmark a

structure when the final version isn't yet built assuming the applicant wants to landmark it as it will exist.

Rob Douglass stated that he would like the property to be landmarked as it will exist after the renovations.

AVA Cole mentioned that procedurally this is the same process.

Chair Kraus stated that timing matters.

Rob Douglass mentioned that the variation is important and enables us to get to the end product under bulk capacity to this property.

Member Bergmann stated that timing matters for tax.

Member Richardson stated that the applicant's criteria doesn't change with the building changes.

Chair Kraus stated that that his intent is to approve this application and there is no reason to delay it. He mentioned that perhaps this commission make a recommendation that the Village Board approve this as a landmark. A brief discussion commenced.

Chair Kraus walked through the Criteria for Landmark Designation. A brief discussion commenced.

Following the discussion, Member Jerch moved to recommend the Village Board designate the subject property as a landmark and specify both the specific historic landmark designation criteria met and the specific elements of the property that merit protection. Member Bergmann seconded the motion. The motion passed on a unanimous roll call vote.

7. Consideration of a Demolition Permit Application for Accessory Structures at 700 East Center Avenue (Landmarked Property Subject to Advisory Review)

AVA Cole explained the procedures and details to the commission in regards to this application. AVA Cole invited the Applicant, Christine De Young, to the podium to address any questions the commission may have for her.

Christine De Young explained to the commission her application and what kind of work she wants to do at her property. A brief discussion commenced.

Following the discussion, Member Bergmann moved to approve the doors and windows as consistent with the purpose and goals of the Historic Preservation Chapter of the Municipal Code (Section 9-14-1). Member Nicol seconded the motion. The motion passed on a unanimous roll call vote.

The commission started talking about sheds and accessory structures. A brief discussion commenced.

Chair Kraus described his intentions for the next meeting for this application. A brief discussion commenced.

Following the discussion, Member Bergmann moved to recommend an Advisory Conference for this application at the next HPC meeting. Member Richardson seconded the motion. The motion passed on a unanimous roll call vote.

8. Continued Strategic Planning and Visioning for the Historic Preservation Commission

Chair Kraus had requested the members of the HPC reach out to their neighbors, in the previous HPC meeting, to find out why residents moved to the Village of Lake Bluff. Each member explained their findings. A brief discussion commenced.

9. Chairperson's Report

Chair Kraus had no report.

10. Staff Report

There was no staff report.

11. Adjournment

There being no further business to consider, Member Bergmann motioned to adjourn. Member Jerch seconded the motion. Upon a motion duly made and seconded, the meeting was adjourned at 9:27p.m.

Respectfully submitted,

John Scopelliti
Administrative Intern