

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

FEBRUARY 24, 2021 - 6:00 P.M.

Due to the COVID-19 emergency, this meeting will be held primarily virtually. As required by law, at least one representative from the Village will be present at the Village Hall Board Room and the virtual meeting will be simulcast for members of the public who do not wish to view the virtual meeting from another location. The Board Room can only accommodate a limited number of people, including members of the public body and Village staff, while maintaining six feet of social distance between individuals. Accordingly, the opportunity to view the virtual meeting at Village Hall is available on a “first come, first-served” basis.

Members of the public may view and participate in the meeting via:

Online (**strongly recommended**): lakebluff.org/HPCListeningSession
OR

Dial-in: **(312) 626-6799**. Enter meeting ID **818 8294 9450**. Press # when prompted for a Participant ID.

IMPORTANT: Additional instructions are available in the agenda packet immediately following the agenda.

AGENDA

1. Call to Order and Roll Call

2. 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.

3. Discuss Revised Historic Preservation Regulations

a.) Feedback Received At Listening Sessions

b.) Summary of Ordinance Changes

c.) Significant Structures / Possible Landmarks List

4. Next Steps for Historic Preservation Regulations Based On Feedback

5. 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 Glen Cole at 847-234-0774 or TDD number 234-2153 promptly to allow the Village of Lake Bluff to make reasonable accommodations.

VIDEO MEETING GUIDE

Format: Our goal is to provide a meeting that is as similar as possible to an in-person experience. Members of the public will be given opportunities to speak at the start of the meeting and before each agenda item.



NORTH SHORE LIFE
LAKE BLUFF STYLE

We will use Zoom Webinars for this meeting. In this product:

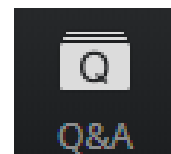
- Panelists (Trustees, Staff, etc.) control their own ability to speak and transmit video.
- Attendees (members of the public) can see the meeting, but cannot transmit audio or video unless recognized by the chair. (See below for how to be recognized.)
- One or more staff members will act as hosts and help organize the meeting.

Rules:

- [An online guide to using Zoom is available here.](#) Please know that the Village cannot provide technical support. [You should test your ability to use Zoom ahead of time.](#)
- Ideally, all participants should join using the Zoom application so that they can experience the full meeting. While participants may call-in, this is a lower quality experience.
- All participants should use their real name (first and last) to identify themselves in the meeting. People using aliases or pseudonyms will not be recognized.
- All participants should stay muted unless they are actively speaking. Your mute may be enabled remotely if you are echoing or transmitting background noise.
- Elected officials participating with video should keep their video enabled at all times. Village Staff should disable their video unless they are participating in a discussion.
- In Lake Bluff meetings, text chat and private messaging features are disabled.

Public Participation: To participate in the meeting, members of the public can:

- Submit a comment or question using [Zoom's Q&A feature](#). Written items will be read aloud and answered as necessary. You can also ask to be recognized by the chair. You will be able to speak directly to the Board and may choose to send video.
- Phone users can dial *9 and will be placed into a queue to be recognized by the chair.
- Email comments in advance to vlb@lakebluff.org. Emails should list the meeting and date in the subject line (e.g. "April 13 Village Board meeting") and should identify the author by name. Emails will be shared electronically, and those that are 200 words or shorter will generally be read aloud by a staff member during the appropriate comment period.



Village of Lake Bluff – Video Meeting Guide

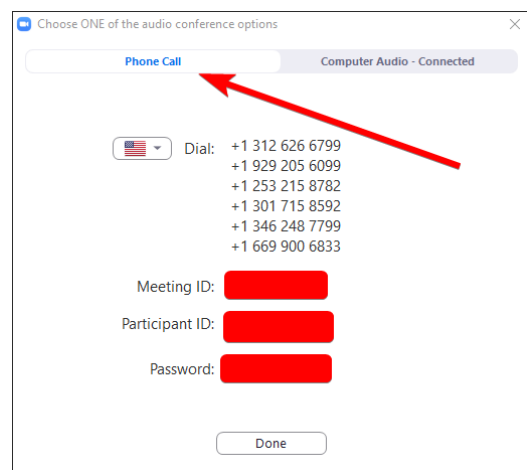
Technical setup. The ideal attendee has:

- **Device:** The ability to transmit and receive video.
- **Audio:** Clear audio that does not echo or transmit background noise.
- **Connection:** A stable, high-quality internet connection.

	Device	Audio	Connection
Ideal	Zoom app on a desktop or laptop	A headset with microphone	Wired connection via Ethernet
Okay	Zoom app on a mobile phone or tablet	A headset (using built-in microphone) Using a phone to dial in	Connected wirelessly via WiFi
Not ideal	Calling into conference line (without Zoom app)	Computer speakers (using built-in microphone) Speakerphone on phone	Connected via 4G / LTE (cellular data) Using a phone to dial in
Tips	<ul style="list-style-type: none"> • Use a stable surface so that your video doesn't move or shake. • Have a “boring” background that isn't distracting (e.g. others moving around). 	<ul style="list-style-type: none"> • Pick a quiet place as your workspace. • Keep yourself muted when you are not talking. 	<ul style="list-style-type: none"> • If you have to use WiFi, try to pick a workspace close to your router. • Discourage other household members from streaming video during the meeting.

Tips:

- You will appear more natural if you look directly at your camera when speaking. It may help you to put your camera near your monitor.
- While muted, you can [hold the spacebar to unmute yourself temporarily](#) (push-to-talk, like a walkie talkie). It will mute you again as soon as you release the spacebar.
- If you do not have a headset, you can use the Zoom application on your PC but [dial-in using your phone](#). This will let you see and share video, and also let you control if you are muted using your PC. This may reduce echo and background noise for those individuals without headsets.



Joining via video but using a phone call for audio.

Village of Lake Bluff – Video Meeting Guide

Frequently Asked Questions

Q: How do I participate in a meeting?

A: If you would like to participate in the meeting live, a URL will be listed on the top of the agenda that will invite you to join the meeting via Zoom. You can also dial-in using the phone number shown on the agenda, but this is a lower quality experience.

You can also watch the meeting live at lakebluff.org/channel19 or by turning on Comcast Channel 19. Meetings are rebroadcast periodically.

Q: How do I submit a public comment?

A: An opportunity is provided for the public to comment on each agenda item before the Board votes. Additionally, a time is provided early in the agenda to address the Board regarding any matters not on the agenda. To submit a comment:

Via Zoom. Submit a comment or question using [Zoom’s Q&A feature](#). Written items will be read aloud and answered as necessary. You can also ask to be recognized by the chair.

Via Phone. If you are participating by phone, you can dial *9 and be recognized by the chair.

Via Email. Finally, you can email comments in advance to vlb@lakebluff.org. Emails should list the meeting and date in the subject line (e.g. “April 13 Village Board meeting”) and should identify the author by name. Emails will be shared electronically, and those that are 200 words or shorter will generally be read aloud by a staff member during the appropriate comment period.

Q: How do I get technical support?

A: Unfortunately, the Village cannot provide technical support. [An online guide to using Zoom is available here](#). Make sure to [test your ability to use Zoom ahead of time](#). If you are unable to use Zoom, you may use the call-in number, live stream link, and/or submit questions via e-mail.

VILLAGE OF LAKE BLUFF

Memorandum

To: Chair Kraus and Members of the Historic Preservation Commission
From: Glen Cole, AICP Assistant to the Village Administrator
Subject: **Agenda Item #3 - Discuss Revised Historic Preservation Regulations**
Date: February 19, 2021

At its special meeting on Wednesday, February 24, the HPC should discuss:

- A. **Feedback Received at Listening Sessions.** Over the preceding month, the HPC has held a number of listening sessions to receive community feedback about changes to the Historic Preservation Ordinance. Chair Kraus has prepared the attached summary of comments received during the sessions. Additionally, [written commentary received to date is available by clicking here.](#)
- B. **Proposed Changes to the Historic Preservation Ordinance.** Chair Kraus has prepared the attached summary of the HPC's proposed changes to the Ordinance, including **highlighted** changes from the HPC's October recommendation which are responsive to the community feedback received during the listening sessions.

The HPC should provide direction to Staff on which, if any, changes should be prepared for public review and consideration in March. If there is a consensus to proceed, Staff will prepare changes in an updated draft Ordinance form and begin additional outreach by:

- a. Special e-mail to a mailing list of all parties providing public comment (110).
 - b. General announcements in the Village's e-newsletter during upcoming weeks (1,665).
 - c. Updated information page on the Village website (lakebluff.org/Preservation).
 - d. Other venues / media as the Commission may request.
- C. **Significant Structures / Possible Landmarks List.** As requested during the listening sessions, the attached spreadsheets identify each structure rated "significant" in the course of the Village's architectural surveys as well as a list of existing local landmarks; existing National Register landmarks; and Museum Distinguished Home Award Winners.

Together, these lists specify the individual structures within the broad categories that the HPC has previously identified as worthy of landmark consideration (whether to be nominated in the future by a private owner or by the Commission). These lists will be on the agenda for the HPC's March meeting. If the HPC concurs, a modified and shortened list can be transmitted with the HPC's recommendations to the Village Board. Staff can also prepare a mailer to each identified home regarding the benefits of local landmark status, as has previously been sent to many of these homes by the HPC. Finally, the HPC may also choose to prioritize some of these structures for proactive research / outreach / etc., over the HPC's coming meeting(s).

**Village of Lake Bluff
Historic Preservation Commission**

Comments on Proposed Historic Preservation Ordinance Amendments

November 9, 2020

A total of 55 comments were received from Village residents concerning a proposed amendment to the Historic Preservation Ordinance. These comments are summarized below.

Responder Summary

- 51 responses opposed the proposal
 - 46 responses provided details explaining their opposition (109 individual comments were noted and are summarized here; many responders listed multiple concerns)
 - 5 responses did not provide details
- 4 responses supported the proposal
- 7 responders self-identified as a member of the local real estate community

Financial Concerns – 21 comments with financial concerns in four separate areas:

- The proposal will create an economic burden on property owners. **6 responses**
- Property/resale values will decrease. **10 responses**
- It will be harder to sell property in the Village. **2 responses**
- The Village needs financial incentives for preservation, not restrictions. **3 responses**

Administrative Concerns – 20 comments with administrative concerns in four separate areas:

- The proposal creates unnecessary administrative burdens. **7 responses**
- There is no need for additional restrictive controls. **8 responses**
- Current Village regulations are working well; no need to add to the burden. **3 responses**
- What problem are we trying to solve? **2 responses**

Perspectives – 43 comments with philosophical concerns in 4 separate areas:

- The Village should not have authority over what residents do to their property. **13 responses**
- COVID concerns - why is this under consideration now? **13 responses**
- Why is the Village again considering these issues when they were rejected in 2000 and 2007? **11 responses**
- Concerns over HPC objectivity/expertise. **4 responses**

Specific Concerns – 25 comments in two specific areas:

- Why is there a 50 year threshold for mandatory administrative review? **7 responses**
- Concerns over the possible creation of historic districts. **18 responses:**
 - Concerns over districts in general. **6 responses**
 - Concerns over voting procedures to establish a district. **9 responses**
 - Concerns over involuntarily being included in a district. **3 responses**

Village of Lake Bluff Historic Preservation Commission
Historic Preservation Ordinance Changes: Comments from Listening Sessions
February 24, 2021

The Historic Preservation Commission held four feedback sessions from January 27, 2021 to February 16, 2021. Approximately 50 individuals participated in these Zoom meetings; their individual comments are summarized below.

Village Landmarks

- Certainty is needed: property owners and prospective buyers need to know if their home is a landmark or is being considered for landmark status. Communication to property owners needed.
- Provide more information of what it means to be a landmark: review of future exterior alterations, delays in issuance of demolition or alteration permits; incentives, both financial and with respect to zoning issues; confirmation that reviews do not include interior modifications.
- Concerned that a landmark may be designated without owner support.
- Perception that proposed demolition delays are onerous.

Financial Considerations

- Property owners need to maintain control over their property; potential 365 day delay for demolition of a landmark seems excessive.
- Some potential buyers perceive a “historical” designation as a burden to ownership. Some current homeowners perceive “historical” as a hindrance to the sales process.
- The Village should provide more incentives to encourage preservation and rehabilitation of its housing stock: fee waivers; tax freeze; preservation grants; building flexibility (zoning relief).

Administrative Considerations

- The administrative burden of the historic preservations falls on property owners; simplified and expedient process in needed.
- Potential time delays in the sale of a home are a cause for concern.
- The 50 year trigger for review seems arbitrary and may sweep up many homes unlikely to be considered as landmarks; can the process be streamlined.
- Some buyers come to Lake Bluff because of the lack of historic preservation restrictions; it’s an eclectic Village without too many onerous rules.
- Local historic district provisions need clarity in nomination, voting process and implications.
- The eclectic mix of the existing housing stock needs to be carefully managed; ongoing historic preservation education may help.

**Village of Lake Bluff Historic Preservation Commission
Proposed Changes to Historic Preservation Ordinance
DISCUSSION DRAFT; February 24, 2021**

*Significant changes to the HPC's October recommendations
based on public feedback are **highlighted**.*

1. Designation of a Landmark

- A. A Landmark application can be made only by the property owner (preferred), the Historic Preservation Commission (HPC) or the Village Board.
- B. Landmark determinations apply only to designated portions of the exterior of individual properties.
- C. To reduce confusion in the future designation of Landmarks, the HPC will publish a list of properties that it will consider for Landmark status, and will make a recommendation to the Village Board regarding each such property within three years of Ordinance adoption.
- D. National Register properties are presumed to qualify for Landmark status.
- E. Beginning in the fourth year after approval of these Ordinance changes, only the property owner can submit a Landmark application after a demolition permit application has been requested.
- F. Landmark status is maintained if property ownership changes.
- G. Landmark status will end if a landmarked property is demolished or may end if significantly altered.

2. Implications of Landmark Status

- A. Property owner requests for demolition or significant alteration of a Landmark are subject to Advisory Review and potential delays in the issuance of required permits:
 - i. Alterations to a Landmark are subject to historic preservation review; issuance of a building permit may be delayed for up to 95 days (35 days by HPC and an additional 60 by the Village Board).
 - ii. Demolitions of a Landmark are subject to historic preservation review; issuance of a demolition permit may be delayed by up to 365 days (120 by HPC and an additional 245 by the Village Board).
 - iii. The property owner must participate throughout the process.
- B. Landmark property owners may be eligible for historic preservation financial incentives:
 - i. State property tax deferrals and other state incentives
 - ii. Local reduction or waiver of building and other fees
- C. The HPC recommends that the Village Board review additional financial incentives for the rehabilitation of Landmarks, including:
 - i. Local property tax freeze and other financial incentives
 - ii. Zoning flexibility, based on HPC input, to permit realistic rehabilitation of historic properties, especially on smaller Village lots
 - iii. Other financial incentives as appropriate to encourage rehabilitation

Proposed Changes to Historic Preservation Ordinance
DISCUSSION DRAFT - February 24, 2021

- iv. Strict application of existing Village building and zoning regulations in structures that replace a demolished Landmark.

3. Demolitions or Significant Alterations to Non-Landmarks

- A. Structures that are at least 50 years old are subject to a historic preservation review if a demolition permit or a significant alteration building permit has been requested.
 - i. A significant demolition is one that involves more than 50% of the exterior walls of the structure as measured in linear feet.
- B. The HPC shall review the proposed demolition or significant alteration, considering the historic, cultural and architectural impact of the proposed change.
 - i. As part of this review process, the issuance of a permit may be delayed for up to 180 days (120 by HPC and 60 by the Village Board).
 - ii. The property owner must participate throughout the process.
- C. An expedited review process may apply to demolitions or significant alterations of non-landmarks:
 - i. The expedited review process applies only to a structure that is not rated as 'significant' in an existing Village sponsored historic survey and is not identified as a potential future landmark in Section 1.C above.
 - ii. Expedited review requests shall be examined by the Chair of the HPC. If the Chair determines, in writing, that the demolition or significant alteration request is not contradictory to the objectives of the Historic Preservation Ordinance, then the appropriate permit may be issued. If the Chair does not so determine, then the HPC shall consider the request using the regular procedures.

4. Historic Districts (Preliminary: for discussion)

- A. Related properties within the Village may, upon the recommendation of the HPC and approval by the Village Board, be designated as a historic district.
- B. Applications for historic districts can be made only by one or more property owners within the proposed district. The application shall include written support of the lesser of 10 owners or 50% of the owners within the proposed district.
- C. The HPC shall work with the applicant of the proposed district during the application process. Every structure within the proposed district shall be identified as either Contributing or Non Contributing to the integrity of the district. The HPC shall vote on the district application and authorize a vote of the property owners.
- D. If at least 50% of the property owners vote, and a majority of those voting affirm, the application is forwarded to the Village Board for approval.
- E. Implications of Historic District:
 - i. Requests for demolition or alteration of a structure within a district shall be reviewed by HPC.
 - ii. Demolition or alteration requests of a Contributing structure shall be reviewed by the HPC using the same provisions as those governing a Landmark.
 - iii. Demolition or alteration requests of a Non Contributing structure shall be reviewed by the HPC using the same provisions as those governing a Non-Landmark.

Village of Lake Bluff Historic Preservation Commission

"Significant" Structures per Benjamin Surveys of 1998, 2003, 2008 and 2019

#	Dir	Street	Column2	Information	Style	Date	Historical Name	Common Name	Architect	Nat Reg Landmark or District	Local Landmark	Paul's 2019 List	LBHM Award
500		ARBOR	DR	Residence									
700		ARBOR	DR	Excellent example Georgian Revival style, by David Adler; center block based on Colonial Harwood-Hammond House, Annapolis, Md.	Georgian Revival	1931-32	Lester and Leola Stanton Armour House	2006-Frank & Betty Reynolds	David Adler	Landmark			
280		ARDEN SHORE	DR	1988-Guest house built. 1998- Main house built	High Midwest Vernacular	1988	Laurence & Patricia Booth House	2006 - Laurence & Patricia Booth	Laurence Booth				
803		ARMOUR	DR		Tudor Revival	1925	P.D. Armour III House-Gate Lodge	2006 - Eric Schroeder	Harrie T. Lindeberg				
900		ARMOUR	DR	Rated "P" in IHSS (old address: 801 Green Bay Road)	Tudor Revival	1932	Tangley Oaks	Phillip Armour Estate	Lindeberg, Harrie T.	Landmark			
31	E	CENTER	AVE		Tudor Revival	1925	Chester Sankiewicz Building			District			
40	E	CENTER	AVE	The building once housed the police and fire departments.	Tudor Revival	1905	Lake Bluff Village Hall	Lake Bluff Village Hall	Tomlinson, Webster	District	Yes		
115	E	CENTER	AVE		Queen Anne	1887	Rev. Trusdell House				Yes		Yes
130	E	CENTER	AVE		Craftsman Bungalow	c. 1925							
134	E	CENTER	AVE	Built at the same time as 404 Glen	Double Pile	c. 1905							
200	E	CENTER	AVE		Prairie	c. 1915							
209	E	CENTER	AVE		Tudor Revival Cottage	c. 1925							
210	E	CENTER	AVE		Side Hall	c. 1895							Yes
213	E	CENTER	AVE	Rated significant for its historic, not architectural associations with the Camp Meeting Association.	Gable Front	c. 1880							
229	E	CENTER	AVE		Tudor Revival	c. 1925							
345	E	CENTER	AVE	An important remaining summer cottage in Lake Bluff.	Gothic Revival	c. 1875	J. Edward Lee House					Y	Yes
403	E	CENTER	AVE	Mrs. Rosa West was a trustee of the School Board. According to the Pictorial History, p. 55, "She so admired the appearance of the new East School that she had her new house constructed using similar brick and cornices."	Queen Anne	1895	Mrs. Rosa West House						
517	E	CENTER	AVE		Colonial Revival	c. 1915							Yes
525	E	CENTER	AVE		Tudor Revival	c. 1915					Yes		Yes
550	E	CENTER	AVE		Queen Anne	c. 1905					Yes		Yes
610	E	CENTER	AVE		Tudor Revival	c. 1925							
700	E	CENTER	AVE		French Eclectic	c. 1920					Yes		Yes
701	E	CENTER	AVE		Tudor Revival	c. 1920							Yes
340		CRESCENT	DR		French Eclectic	c. 1939	Thomas, Samuel E. House		Cerny, Jerome Robert				
345		CRESCENT	DR		Colonial Revival	c. 1940			Cerny, Jerome Robert			y	
700		FOREST COVE	RD	Albert Sprague II, of Sprague, Warner & Co., a dry goods company, built the home in c. 1914. Sprague's wife was Stanley Field's cousin. In 1927, the house was sold to Julian Armstrong and then to Ralph I. Isham. Isham remodeled the house (Vliet, 106).	French Eclectic	c. 1914	Sprague, Albert A. II House	205 Moffett Road/Ralph Isham House	DEMOLISHED				
348		FOSS	CT	Around 1917, the house was owned by Chicago's Marshall Field and Company and used as a retreat house for its female employees. House later purchased by Percy Wilson, known for his large real estate holdings in Lake Bluf. He sold it in the 1940s.	Classical Revival	1896	Hubbard House	Wilson, Percy House					

Village of Lake Bluff Historic Preservation Commission

"Significant" Structures per Benjamin Surveys of 1998, 2003, 2008 and 2019

#	Dir	Street	Column2	Information	Style	Date	Historical Name	Common Name	Architect	Nat Reg Landmark or District	Local Landmark	Paul's 2019 List	LBHM Award
364		FOSS	CT		Craftsman Bungalow	c. 1930							
136		GREEN BAY	RD	Stonebridge	Italian Renaissance Revival	1916		William V Kelley Estate			Yes		
515		GREEN BAY	RD	Terraces Sales Office									
585		GREEN BAY	RD	Commonwealth Edison Substation									
800		GREEN BAY	RD	Current acreage- approx. 16. 2000-	Georgian Revival	1930	William J. & Daisy Quigley, Jr. House	2006- Dr. John & Mila Kyncl				Y	
1010		GREEN BAY	RD	IHSS. Excellent example of symmetrical type of French Eclectic architecture by David Adler. Unaltered. Newer 2-story coach house.	French Eclectic	1912	Ralph H. & Marie Poole House	2006 -Carl &Sandy Zapffe	David Adler	Landmark	Yes		
1600		GREEN BAY	RD		Colonial Revival	1925	Russell Kelley House	2006 - Jana Wacker	Robert Work			Y	
1650		GREEN BAY	RD	Excellent example of Tudor Revival house by noted architect Ambrose Cramer	Tudor Revival	1925	Phelps Kelley House	2006- Paul Litzinger	Ambrose Cramer			Y	
135	E	HAWTHORNE	CT		Late Prairie	1950s							
500		LAKELAND		Originally part of the Stanley Field estate. A letter in the "Stanley Field Estate" files at the Vliet Center refers to 2 chauffeur's homes on the estate. Likely one of these homes.	Colonial Revival	c1925							
600		LANDSDOWNE		Harry Beach Clow Estate	Georgian Revival	1911			Marshall and Fox				Yes
241		LEEDS	CT	Tangley Oaks Model - Benchley									
242		LEEDS	CT	Tangley Oaks Model - Covington									
243		LEEDS	CT	Tangley Oaks Model - Devonshire									
244		LEEDS	CT	Tangley Oaks Model - Addington									
245		LEEDS	CT	Tangley Oaks Model - Emerson									
569		MAPLE	AVE		L-Form	c. 1895							Yes
618		MAPLE	AVE		Prairie	c. 1913			Tomlinson, Webster			Y	Yes
666		MAPLE	AVE		Italianate	1886	Cloes, Ben House					Y	Yes
666		MAWMAN	AVE	Moved in 1902, it is the oldest home in Lake Bluff.	Upright and Wing	c. 1855						Y	
775		MAWMAN	AVE	One of the oldest buildings in Lake Bluff. It was once home to a store and the post office.	Double Pile	c. 1860	Edwin Hart House					Y	
1		MOFFETT	RD	The 18 acre property was purchased by the Conway Olmsted's from the William H. Ferry estate in the 1930s. In 1964, the house and five acres were sold to Sara Bartholemy who subsequently married Phelps Swift.	French Eclectic	1936	Olmsted, Conway H. House	Sandner Residence	Anderson, Stanley			Y	
109		MOFFETT	RD	Morse Ely Estate Gatehouse	Beaux-Arts	c. 1920			Adler, David			Y	
111		MOFFETT	RD	Morse Ely Estate (North wing removed)	French Eclectic	1923	Caroline Morse Ely House		Adler, David	Landmark			
113		MOFFETT	RD	Morse Ely Estate Orangerie	French Eclectic	1923			Adler, David		Yes		
115		MOFFETT	RD	Morse Ely Estate Gatehouse	Beaux-Arts	c. 1920			Adler, David				
128		MOFFETT	RD		Georgian Revival	1911							
131		MOFFETT	RD	Morse Ely Estate North Wing	French Eclectic	1923	Moved in 1950s		Adler, David				
201		MOFFETT	RD	Stewart and Priscilla Peck House	Colonial Revival	1948			Jerome Cerny				
361		MOFFETT	RD	James and Daphne Field Cook House	Colonial Revival	1940			Stanley Anderson			Y	
381		MOFFETT	RD	Joseph T Field II House	Colonial Revival	1940			Stanley Anderson				

Village of Lake Bluff Historic Preservation Commission

"Significant" Structures per Benjamin Surveys of 1998, 2003, 2008 and 2019

#	Dir	Street	Column2	Information	Style	Date	Historical Name	Common Name	Architect	Nat Reg Landmark or District	Local Landmark	Paul's 2019 List	LBHM Award
629		MOUNTAIN	AVE		Queen Anne	c. 1885						Y	Yes
10	E	NORTH	AVE		Gable Front	c. 1880						Y	
33	E	NORTH	AVE		American Foursquare	c. 1915							
105	E	NORTH	AVE		Motohome	c. 1935						Y	
244	E	NORTH	AVE		Tudor Revival	1917	Elizabeth and Lucy Brennan House					Y	Yes
309	E	NORTH	AVE		Craftsman Bungalow	c. 1920						?	
310	E	NORTH	AVE		Queen Anne	c. 1890						Y	
320	E	NORTH	AVE		Gable Front Cottage	c. 1880						Y	
500	E	NORTH	AVE	Moved in 1898 from the 500 Block of E. Prospect Avenue to this site.	Gothic Revival	1876	Lake Bluff Camp Meeting Association Head					Y	
106		OAK	TER		Colonial Revival	c. 1925							
111		OAK	TER		Craftsman	c. 1925							
711		PARK	PL		Renaissance Revival	1910	Otto and Marguerite Kreutzberg House		Heun, Arthur			Y	Yes
215	E	PROSPECT	AVE		Colonial Revival	c. 1925							
223	E	PROSPECT	AVE		Craftsman	c. 1915						Y	
231	E	PROSPECT	AVE	This is one of three dozen houses built by the Arthur L. Richards Company. This is an American System Ready-Cut Home, a Frank Lloyd Wright endeavor which allowed for Americans of any income to have an inexpensive, yet beautifully designed house.	Prairie	1917					Yes		
235	E	PROSPECT	AVE		Queen Anne	c. 1900						Y	
314	E	PROSPECT	AVE	This house was rated S for its historic significance as one of the original summer cottages in Lake Bluff.	T-Form	c. 1875						Y	Yes
331	E	PROSPECT	AVE		Prairie	c. 1915							
333	E	PROSPECT	AVE		Craftsman Bungalow	c. 1915							
345	E	PROSPECT	AVE		Prairie	1912						Y	Yes
346	E	PROSPECT	AVE		Gothic Revival	c. 1875	Solomon Thatcher, Jr. House					Y	Yes
415	E	PROSPECT	AVE		French Eclectic	c. 1920					Yes	A	
545	E	PROSPECT	AVE		Tudor Revival	c. 1925						Y	
621	E	PROSPECT	AVE		Colonial Revival	c. 1925							
624	E	PROSPECT	AVE		Prairie	1917	Flora Wintermeyer House						Yes
701	E	PROSPECT	AVE		Gabled Ell	c. 1885	Swift Cottage					Y	Yes
707	E	PROSPECT	AVE		Gable Front	c. 1885	Swift Cottage					Y	
710	E	PROSPECT	AVE	John Howars was Lake Bluff Village President 1909-1913	Prairie	c. 1907	John Howard House		Tomlinson, Webster			Y	Yes
608		RAVINE	AVE		Craftsman	c. 1915						Y	Yes
713		RAVINE	AVE		Craftsman	c. 1915	Gardeners Cottage, Field Estate					Y	Yes
727		RAVINE	AVE		Art Deco	c. 1935						Y	
123	E	RAVINE FOREST	DR	1926 photos in Vliet Center files show original construction of the house and the family who built it.	Craftsman	1926	Wolff, Adolph H. Residence						

Village of Lake Bluff Historic Preservation Commission

"Significant" Structures per Benjamin Surveys of 1998, 2003, 2008 and 2019

#	Dir	Street	Column2	Information	Style	Date	Historical Name	Common Name	Architect	Nat Reg Landmark or District	Local Landmark	Paul's 2019 List	LBHM Award
255	E	RAVINE FOREST	DR		Ranch	c. 1945							
271	E	RAVINE FOREST	DR		Classical Revival	c. 1940					Yes		
24	E	SCRANTON	AVE	One of the oldest commercial buildings in Lake Bluff	Commercial Storefront	c. 1900		Village Market		District			
105	E	SCRANTON	AVE	Stone cornice with dentils; fixed shutters; wrought iron balconettes; stone flat arch linetls with keystones; stone panels with foliated designs	Colonial Revival	c. 1925		Lawrence Interiors	Anderson, Stanley	Landmark			
223	E	SCRANTON	AVE		Craftsman	c. 1920						Y	
339	E	SCRANTON	AVE		Spanish Eclectic	c. 1925						Y	Yes
540	E	SCRANTON	AVE		Prairie	c. 1910							
548	E	SCRANTON	AVE	Although its architectural integrity has been compromised, this house is rated significant for its historic associations. It is one of Lake Bluff's remaining original summer cottages.	T-Form Cottage	c. 1875					Yes		
626	E	SCRANTON	AVE		Colonial Revival	1913						Y	
710	E	SCRANTON	AVE	Francis Willard, founder of the Woman's Christian Temperance Union, once had her cottage on this site.	Craftsman Bungalow	c. 1915			DEMOLISHED				
8	W	SCRANTON	AVE	Forest Bluff Elementary School									
15	W	SCRANTON	AVE	Forest Bluff Middle School									
121	E	SHERIDAN	PL		Gothic Revival (1922)	1895	Lake Bluff School	East School	DEMOLISHED				
925	N	SHERIDAN	RD	Significant mid century Modern house by noted architectural firm of Keck and Keck. Excellent integrity	Modern	1953	Edward McCormick Blair House	2006 - Edward McCormick Blair	DEMOLISHED				
982	N	SHERIDAN	RD	Estate intact, one of David Adler's most important works; Crab Tree Farm, architecture of Solon Beman and owner, Grace Durand significant historically	Colonial Revival	1926-28	William McCormick Blair Estate and "Crab	2006- John & Neville Bryan	David Adler	Landmark	Yes		
1001	N	SHERIDAN	RD	Edgar J Uihlein House	Italian Renaissance Revival - Mission	c1917							
500		SHORE ACRES	DR	Howard and Lucy Linn House	French Eclectic	1924			Walter Frazier	Landmark			
1700		SHORE ACRES	DR	Summer house estate complex for prominent meat packing family. The father of Gustavus Swift, the owner of the prop., founded Swift & Co.	Colonial Revival	1924	Gustavus Swift House	2006 - Stuart & Ann Scott				Y	
1760		SHORE ACRES	DR	Colonial Revival House in an informal Early American configuration, by Stanley Anderson	Colonial Revival	1928	Frank Hibbard House	2006- Northern Trust #16746	Stanley Anderson			Y	
1776		SHORE ACRES	DR	2001-Rear sun porch rebuilt	French Eclectic	1936-38	John McLaren Simpson House	2006- Martha B. & Paul H. Robinson Jr.	Alfred P. Shaw			Y	
1780		SHORE ACRES	DR	Mediterranean Revival House owned by prominent Chicagoan who developed the property north of the Country Club	Mediterranean Revival	1928	Frederick H. and Marcia Brackenridge Win	2006- James & Sue Hulseman				Y	
420		SIMPSON	AVE		Queen Anne	1901	Sherwin Cody House					Y	Yes
404		SUNRISE	AVE		Dutch Colonial Revival	c. 1920						Y?	
420		SUNRISE	AVE		Tudor Revival	c. 1925						Y?	

Village of Lake Bluff Historic Preservation Commission

"Significant" Structures per Benjamin Surveys of 1998, 2003, 2008 and 2019

#	Dir	Street	Column2	Information	Style	Date	Historical Name	Common Name	Architect	Nat Reg Landmark or District	Local Landmark	Paul's 2019 List	LBHM Award
456		SUNRISE	AVE		Queen Anne	1889	Honeywell-Beall House					Y	Yes
500		SUNRISE	AVE		French Eclectic	c. 1935							
512		SUNRISE	AVE		Tudor Revival	c. 1925			DEMOLISHED				
650		SUNRISE	AVE		Tudor Revival	c. 1920						Y?	
116	E	WASHINGTON	AVE		Tudor Revival	c. 1925							
205	E	WITCHWOOD	LN	According to the 1935 and 1939 assessment listings in the Lake Forester, the property was owned by S. D. WittClough. Could be the original owner of the house.	Craftsman	c. 1935	(WittClough, S. D. House)						
243	E	WITCHWOOD	LN		Colonial Revival	1936	Uhlman, Stuart E. House						
306	E	WITCHWOOD	LN	According to the 1954 assessment listings in the Lake Forester, the property was owned and likely improved upon by Arthur Wilson. Mr. Wilson does not appear in the 1950 Lake Bluff telephone directory.	International Style	1950s	(Wilson, Arthur House)						Yes
331	E	WITCHWOOD	LN	F. A. Ross is listed as the owner in the 1931 assessment listings in the Lake Forester. F. A. Ross is listed in the 1929 Lake Bluff telephone directory and not the 1927 directory. Frank A. Ross was a manager of an auto parts factory.	Tudor Revival	c. 1929	Ross, Frank A. House						

Discusson Draft: Landmarks

Existing Village Landmarks					
#		Street	Information	Architect/Builder	Date
40	East	Center Avenue	Village Hall	Webster Tomlinson	1905
115	East	Center Avenue	Rev. Charles Trusdell Home		1888
525	East	Center Avenue	John G Magaw House	Vernon W Behel	1915
550	East	Center Avenue	John Murdock House		1905
700	East	Center Avenue	Claire Haven	Jerome Cerney (renovations)	1936
319	East	Crescent Drive	Ralph Hines House	Probst & Probst, Stanley Anderson	1937
333	East	Crescent Drive	J Gardener Goodrich	William D Mann	1938
136		Green Bay Road	Stonebridge	Howard Can Doren Shaw, Jens Jensen	1916
1010		Green Bay Road	Ralph Poole House	Solon Spencer Beman, David Adler	1914
673		Maple Avenue	Sims/Gould House	William E Bergman	1955
113		Moffett Road	Morse Ely estate; Orangerie	David Adler	1922
231	East	Prospect Avenue	American Systems Built home	Frank Lloyd Wright	1917
401	East	Prospect Avenue	Elmer Vliet House		1927
406	East	Prospect Avenue	Lake Bluff Camp Meeting cottage		1880
415	East	Prospect Avenue	Lake Bluff Camp Meeting cottage		1920
419	East	Prospect Avenue	Laike Bluff Camp Meeting L-Form house		1883
502	East	Prospect Avenue		Harlan & Harlan Home	1939
400		Ravine Avenue	Frank Cornish House	William F Cochran	1893
271		Ravine Forest Drive		Harlan & Harlan Home	1940
548	East	Scranton Avenue	Lake Bluff Camp Meeting T-Form Cottage		1875
975	North	Sheridan Road	Crab Tree Farm (farm parcel)		
982	North	Sheridan Road	Crab Tree Farm (estate parcel)	Solon Spencer Berman	1926
1799	`	Shore Acres Road	Dr John Nash Ott House	Peter N Daswick	1960

Discusson Draft: Landmarks

Existing National Register Listings

#	Street	Information	Architect/Builder	Date
700	Arbor Drive	Lester Armour House		
900	Armour Drive	Tangley Oaks; Philip Armour III House		
40	East Center Avenue	Village Hall	Uptown Commercial District	
31	East Center Avenue	Sankiewicz Building	Uptown Commercial District	
71	East Center Avenue	Post Office Block	Uptown Commercial District	
1010	North Green Bay Road	Ralph Poole House		
111	Moffett Road	Morse Ely Estate		
102	East Scranton Avenue	John Griffith Building	Uptown Commercial District	
24	East Scranton Avenue	Oldest Commercial Building	Uptown Commercial District	
982	North Sheridan Road	William McCormick Blair Estate		
600	North Sheridan Road	Train Station	Uptown Commercial District	
0	Sheridan Road	Village Green	Uptown Commercial District	
555	Shore Acres Road	Howard and Lucy Linn House		

Village of Lake Bluff Historic Preservation Commission

Discusson Draft: Landmarks; February 24, 2021

Lake Bluff History Museum Distinguished Home Awards

#		Street	Information
900		Armour Drive	2013-2014 Award
355		Briar Lane	2007 Award
115	East	Center Avenue	2013-2014 Award
210	East	Center Avenue	2006 Award
228	East	Center Avenue	2007 Award
345	East	Center Avenue	2007 Award
421	East	Center Avenue	2019 Award
517	East	Center Avenue	2013-2014 Award
520	East	Center Avenue	2012 Award
525	East	Center Avenue	2006 Award
538	East	Center Avenue	2018 Award
550	East	Center Avenue	2015 Award
601	East	Center Avenue	2019 Award
700	East	Center Avenue	2005 Award
701	East	Center Avenue	2009-2010 Award
508		Gurney Avenue	2006 Award
600		Lansdowne Lane	2018 Award
569		Maple Avenue	2018 Award
618		Maple Avenue	2012 Award
666		Mawman Avenue	2012 Award
710		Mawman Avenue	2006 Award
629		Mountain Road	2005 Award
112	East	North Avenue	2018 Award
112	East	North Avenue	2009-2010 Award
244	East	North Avenue	2007 Award
500	East	North Avenue	2009-2010 Award
667		Oak Avenue	2008 Award
701		Park Place	2009-2010 Award
708		Park Place	2019 Award
711		Park Place	2018 Award
314	East	Prospect Avenue	2016-2017 Award
345	East	Prospect Avenue	2012 Award
346	East	Prospect Avenue	2009-2010 Award
501	East	Prospect Avenue	2005 Award
502	East	Prospect Avenue	2006 Award
624	East	Prospect Avenue	2008 Award
701	East	Prospect Avenue	2012 Award

710	East	Prospect Avenue	2013-2014 Award
713	East	Prospect Avenue	2005 Award
720	East	Prospect Avenue	2013-2014 Award
608		Ravine Avenue	2019 Award
713		Ravine Avenue	2018 Award
735		Ravine Avenue	2016-2017 Award
306	East	Scranton Avenue	2016-2017 Award
339	East	Scranton Avenue	2019 Award
526	East	Scranton Avenue	2019 Award
535	East	Scranton Avenue	2015 Award
545	East	Scranton Avenue	2008 Award
420		Simpson Avenue	2015 Award
503		Simpson Avenue	2018 Award
503		Simpson Avenue	2016-2017 Award
456		Sunrise Avenue	2005 Award
552		Sunrise Avenue	2016-2017 Award
600		Sunrise Avenue	2006 Award
610		Sunrise Avenue	2016-2017 Award
5		Sylvan Lane	2007 Award
223		Sylvan Lane	2005 Award
345		Sylvan Lane	2007 Award
315	West	Washington Avenue	2015 Award
28	East	Witchwood Lane	2008 Award
306		Witchwood Lane	2013-2014 Award