VILLAGE OF LAKE BLUFF  
HISTORIC PRESERVATION COMMISSION  
REGULAR MEETING  

WEDNESDAY, June 14, 2023 - 7:00 P.M.

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

- In person at the Village Hall Board Room, 40 E. Center Ave.
- Online: [www.lakebluff.org/VirtualHPC](http://www.lakebluff.org/VirtualHPC)
- Dial-in: (312) 626-6799. Enter meeting ID **894 7800 1080**.  
  Press # when prompted for a Participant ID.
- The meeting will be live-streamed at [lakebluff.org/Channel19](http://lakebluff.org/Channel19)

**AGENDA**

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

2. **Consideration of March 8, 2023 Regular Meeting Minutes**

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. **Demolition Review for 201 Moffett Road**

5. **Discussion: Planning for Historic Preservation Program Seminar**

6. **Commissioner Report**

7. **Staff Report**

8. **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 Drew Irvin at 847-234-0774 or TDD number 234-2153 promptly to allow the Village of Lake Bluff to make reasonable accommodations.
1. Call to Order & Roll Call
Chair Bergmann called to order the regular meeting of the Historic Preservation Commission (HPC) of the Village of Lake Bluff on Wednesday, March 8, 2023 at 7:01 p.m.

The following members were present:

Members: Janie Jerch
          Randolph Liebelt
          Margarete Minor
          Lois Nicol
          Paul Bergmann, Chair

Absent: Jeff McGuire

Also Present: R. Drew Irvin, Village Administrator (VA)
              Eric Mueller, Administrative Intern (AI)

2. Consideration of the December 14, 2022 HPC Regular Meeting Minutes
Member Minor moved to adopt the December 14, 2022 HPC Regular meeting minutes as presented. Member Jerch seconded the motion. The motion passed on a unanimous voice vote.

3. Non-Agenda Items and Visitors (Public Comment Time)
Chair Bergmann 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. Each person addressing the HPC is asked to limit their comments to a maximum of three (3) minutes. There were no requests to address the HPC.

4. Advisory Review – 525 East Center Avenue
Following a request from Chair Bergmann, AI Mueller said the applicants are proposing to construct a shed in the rear of their landmarked property. The home was built in 1915, historically known as the Magaw House, and designated an historic landmark in 2006. He said the proposed alteration requires zoning relief and will be considered as a separate matter by the Joint Plan Commission and Zoning Board of Appeals (PCZBA). AI Mueller said the HPC’s goal this evening is to evaluate the consistency of any proposed work to determine if it is inconsistent with the historic nature of the property. At the conclusion of the advisory review the HPC may consider on one of the following determinations (i) terminate review, (ii) continue review (need more information) and (iii) continue review (work is inconsistent).

Chair Bergmann invited the Applicant to the podium. Wells Wheeler, Applicant’s Architect, came forward and said that they are seeking approval to place a garden shed in the rear yard. The shed will not impact the streetscape or the home’s historic features and will be compatible with the size, color, materials and character of the existing
residence. Mr. Wheeler provided background information, showed photos of the home and reviewed the proposed shed location and site plan (evaluation, foundation, and building materials).

Chair Bergmann opened the floor for comments from the HPC.

In response to a comment from Member Jerch, Chair Bergmann said the HPC’s purview includes reviewing any changes to the exterior of landmarked properties.

Member Nicol said she loves how the home’s architectural features were incorporated in the shed design.

In response to a comment from Chair Bergmann, Mr. Wheeler said the east side of the shed will have the clerestory lights and vent but no doors. He confirmed that the gable band will go all the way around the shed. Chair Bergmann said he thinks the feature will be handsome and tudoresque. A discussion followed.

In response to questions from Member Nicol, Tim Noffke, homeowner, said currently there is a wooden cedar fence around the rear yard. He commented on the proposed shed location and said it would be used to store seasonal items including yard and garden maintenance equipment, lawn/deck furniture, bicycles, and other miscellaneous possessions.

In response to a comment from Member Liebelt, Mr. Wheeler said the shed will be located on a trenched foundation with a frost wall underneath.

Member Minor moved to terminate the advisory review. Member Liebelt seconded the motion. The motion passed on the following roll call vote:

Ayes: (5) Jerch, Liebelt, Minor, Nicol, Chair Bergmann
Nayes: (1) McGuire
Absent: (0)

Chair Bergman mentioned that the PCZBA is currently considering the HPC proposal, specifically to address zoning variations and was asked to consider changing the burden of proof for landmark homes.

AI Mueller commented on the initial provision regarding rebuttable presumption and said the Village Board discussed the proposal and recommended the language be amended to “if a landmark home comes before the Village Board, the PCZBA shall consider the historic nature of the home.” A discussion followed.

5. Discussion Regarding 231 East Prospect Avenue Landmark Status
Following an introduction from Chair Bergmann, AI Mueller said that included in the packet was a letter authored by the Frank Lloyd Wright Conservancy and directed to the Lake Bluff History Museum stating “recent investigation confirms the house is not a Frank Lloyd Wright designed, American System-Built Homes, Model C3;” “the structure, as originally built, deviated substantially from any known Wright plan;” and that “the significance of the Vlanderkloot-McElwain House is as evidence of the influence of Wright’s architecture on other builders in Lake Bluff, and what it tells us about Wright’s work, through its differences from the Model C3 as much as its similarities.” AI Mueller said the HPC will take no formal action this evening. The HPC may determine if there is still a basis for the property to have landmark protection owing to its connection to its prior owners or other architectural characteristics. Staff recommends the HPC provide direction as to what action, if any, is desired.
In response to a question from Member Minor, Chair Bergmann expressed his understanding that the application was submitted as a result of unsolicited research conducted by the Frank Lloyd Wright Association. Chair Bergmann said he finds the letter very interesting and thinks this is a very interesting proposition because in their own letter it states “that not all of the Frank Lloyd Wright information exists,” so there is a certain disparity as to what the original records look like. A discussion ensued.

Following a comment from VA Irvin, Chair Bergmann stated he would, if there were no objections, table the item until the next regular HPC meeting to allow Staff an opportunity to research alternatives. There were no objections from the HPC.

6. Commissioner Report
Following a request from Chair Bergmann, Al Mueller said to his knowledge the Village Board adopted the Historic Preservation Ordinances regarding applications for variations for historic properties or features and floor area bonuses for historical properties or features. Al Mueller commented on the Village Board concern regarding the rebuttable presumption noting the language was amended and the PCZBA’s concern with the proposed 20% FAR noting the committee is considering a one-time 10% FAR bonus.

Following a comment from Chair Bergmann, VA Irvin said the PCZBA also expressed concern regarding lot size because the idea is to modernize the smaller heritage lots without impacting neighbors or creating unintended consequences. Chair Bergmann said the goal is to encourage landmarking without making it a punitive process. A discussion followed.

In response to a question from Chair Bergmann, VA Irvin confirmed that building permit fees for landmarked structures are waived 100% and property tax rebate for the Village portion, up to a certain threshold, will be granted for new landmarked structures. A discussion ensued.

Chair Bergmann commented on the inquiries regarding people interested in at least considering landmarking their property. A discussion regarding the communication avenues specifically regarding incentives followed.

7. Staff Report
AI Mueller had no report. VA Irvin shared information regarding activities at the Stonebridge Property. He said a permit has not been issued at this time; however, the contractor is preparing the site and has completed the asbestos abatement process for the imminent demolition of the Stonebridge Manor and Gatehouse. In response to questions from the HPC, VA Irvin said a permit has not been issued for the on-site duplexes/homes then he commented on artifacts salvage from the property pursuant to the list provided by the Village.

8. Adjournment
As there was no further business to come before the HPC, Member Nicol moved to adjourn the meeting. Member Liebelt seconded the motion. The meeting adjourned at 8:08 p.m.

Respectfully submitted,

R. Drew Irvin
Village Administrator
MEMORANDUM

TO: Chair Bergmann and Members of the Historic Preservation Commission

FROM: Clara Gable, Assistant to the Village Administrator

DATE: June 14, 2023

SUBJECT: Demolition Review – 201 Moffett Road

Historic Survey Photo

Address: 201 Moffett Road

Date Received: May 23, 2023

Owners: Timothy Carroll and Richard W. Magnus Trustees, Richard W. Magnus Family Trust under the Winfried Magnus GST Exempt Trust and Timothy Carroll and Richard W. Magnus, Trustees, Winfried R. Magnus Family GST Non-Exempt Trust

Constructed: 1948 (Village Survey)
           1949 (Application)

Significance: Contributing

Table: Applicable Regulations

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<th>Criteria for Designation</th>
<th>Demolition Review for Buildings More Than 50 Years Old</th>
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Summary and Background Information

On May 23, 2023, the Village received an application proposing the demolition of the single-family residence located at 201 Moffett Road. Mr. Ken Aldridge is under contract to purchase the subject property from the current owners; Mr. Aldridge’s architect, Mr. R. Nicholas Loope, submitted this demolition request with authorization from the owners.

According to information from the Village’s records and submitted by the Applicant, architect Jerome R. Cerny designed this one-story Colonial Revival home for Stewart and Priscilla Peck in 1948 on property once located within the Sprague Estate. Cerny, who once worked for David Adler and apprenticed for Benjamin Marshall, designed several homes in the North Shore, including the Lake Bluff landmarked home at 700 East Center.

In their submittal, the Applicant proposes to demolish all of the structure noting its varying stages of disrepair, decay, and collapse. Within the next 6-30 months, the Applicant hopes to design and construct a new single-family residence.
Action on Request

The Commission cannot deny the Applicant the ability to proceed with the proposed Work. It can only require the Applicant to satisfy one or more fixed delay period(s). Specifically, the Commission is charged with examining “whether the subject Building or other Features on the Property meet the criteria for designation provided in Section 9-14-4. Following an initial review meeting, the Commission may continue its review at subsequent meetings or may allow the delay period [90 days, or September 12, 2023] to elapse without any further consideration.” As required by the Historic Preservation Regulations, a sign has been posted at the property for at least 7 days preceding the Commission’s meeting. After considering the applicant’s submitted materials, the Commission should take one of the following actions:

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<th>Action</th>
<th>Example Motion</th>
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<tbody>
<tr>
<td>Approval (Terminate Review)</td>
<td>“I move to terminate the Demolition Review of 201 Moffett Road as the single-family residence does not meet the criteria for designation.”</td>
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<tr>
<td>Continuation (No Further Discussion)</td>
<td>“I move to continue the Demolition Review of 201 Moffett Road and allow the delay period to elapse without any further consideration.”</td>
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<tr>
<td>Continuation (Further Discussion)</td>
<td>“I move to continue the Demolition Review of 201 Moffett Road and to continue to conduct the review at the next regular meeting of the Commission.”</td>
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Should the Commission continue its review, the HPC should consider whether to request that the Village Board provide an additional 30 day extension (which Staff recommends it do by motion). The Board may do so…

“In its sole discretion and by resolution duly adopted [...] where it determines that an extension will promote the purpose of this Section, the purpose and goals of this Chapter, and the public welfare without causing undue hardship on the applicant, which resolution will set forth what objectives the Village Board aims to achieve during the extension.”

Landmark Nomination

If the Commission believes the building satisfies the criteria for designation, it may seek to begin landmark proceedings for the property during a continuation. Strictly speaking, any one Commissioner has standing to prepare and submit a landmark nomination. The Commission may direct Staff to prepare and submit a nomination on behalf of the Commission; if this is desired, it should direct Staff by motion.

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<tbody>
<tr>
<td>Landmark Nomination</td>
<td>“I move that the Commission direct Village Staff to prepare and submit a landmark nomination for 1 Moffett Road in the name of the Commission.”</td>
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The submission of a landmark nomination would, procedurally, end the demolition review and trigger a stay of proceedings while it is considered by the Commission and the Village Board. If 2011 Moffett Road is designated as a landmark, the proposed demolition would then be subject to Advisory Review. After additional delays, the owner would ultimately have the right to proceed with demolition.

Attachments

- Applicant’s Demolition Letter of Intent and Questionnaire.
- Applicant’s supporting plans, photos, records, and historic survey excerpts.
Demolition Letter of Intent

Tuesday, May 23, 2023 03:07 PM

Submitted: 201 Moffett Road Lake Bluff, IL 60044

Subject Property: 201 Moffett Road Lake Bluff, IL 60044

Owner and Applicant Information

The Owner is the person identified as having a fee interest in the Subject Property as evidenced by the name that appears on the title records in the office of the Lake County Recorder. Someone that only has a contractual interest in the property (e.g. a contract to purchase) may not file this form. An Owner's attorney, architect, builder, or contractor may file this application and represent the Owner with the Owner's written authorization.

Owner's Name
Timothy Carroll and Richard W. Magnus Trustees, Richard W. Magnus Family Trust under the Winfried Magnus GST Exempt Trust and Timothy Carroll and Richard W. Magnus, Trustees, Winfried R. Magnus Family GST Non-Exempt Trust Timothy Carroll and Richard W. Magnus Trustees, Richard W. Magnus Family Trust under the Winfried Magnus GST Exempt Trust and Timothy Carroll and Richard W. Magnus, Trustees, Winfried R. Magnus Family GST Non-Exempt Trust

Owner's Address
39 S. Winston Road, 549 North King Muir Road
Lake Forest, Illinois, 60044

Owner's Phone Number
(847) 219-2634

Owner's Email
richard@wrmagnus.com

Applicant's Relationship to Owner
☑ Owner's Architect

Attach written authorization from Owner to apply (e.g. a letter):

- 20230522125323570.pdf

Applicant's Name
Richard Loope

Applicant's Address
549 North King Muir Road
Lake Forest, Illinois, 60045

Applicant's Phone Number
(480) 415-5281

Applicant's Email
rloope@hldesignbuild.com

Identify any architect or developer, other than the Applicant, involved in the proposed work.

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<tr>
<td>Other</td>
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Subject Property Information ("Property")

The following information can commonly be found in your deed, plat of survey, or property tax bill.

**Property Address**
201 Moffett Road Lake Bluff, IL 60044

**Property Index Number (PIN)**
12-21-402-121

**Property Legal Description**
FOREST COVE SUB; ALL OF LOTS 7, 10 & LOT B ALSO FERRY FIELD & FERRY WOODS SUB; PT LOT 2 BEG AT PNT IN CEN LN OF MOFFETT RD BNG INTER WLY LN OF SD LOT 2 & SLY LN THOF, N54D27'0" 66.50', N34D52'E 115', S73D26'E 141.33', S10D25'E 84.30' TO POB, N21D22'05"E 180.01', S72D54'40"E 103.66', N74D31'20"E 167', N52D17'10"E 180.94', S83D22'50"E 34.78', S20D45'20"E 180.63' TO SLY LN SD LOT, S48D38'W ALG SLY LN 249.75', S89D37'W 296.25', N60D24'W 96.20' TO POB

**Briefly describe any buildings that are proposed to be demolished.**
A circa 1949 vacated single-story masonry and frame building in poor quality, approximately 2,260 sqft with an attached garage of 338 sqft +/- and a partial basement. Sited on 5.85 +/- ac of secluded, wooded, ravine land. The original house was designed by Jerome R. Cerny. (see attached plat of survey AD.1)
The building as it stands is an inviting hazard, w/o services, w/o fire protection, w/o security in varying stages of disrepair, decay, and collapse.

**Attach an existing site plan of the Property that illustrates the proposed extent of demolition.**
- 2023_05_23 - ALDRIDGE - _2310 - .... .pdf
- 2023_05_23 - ALDRIDGE - _2310 - .... .pdf

**Attach photographs of the Property. You must include at least one photograph from each street adjacent to the Property.**

- 2023_05_23 - ALDRIDGE - _.... .pdf
- 2023_05_23 - ALDRIDGE - _.... .pdf
- 2023_05_23 - ALDRIDGE - _.... .pdf
- 2023_05_23 - ALDRIDGE - _.... .pdf
- 2023_05_23 - ALDRIDGE - _.... .pdf
Demolition Questionnaire

Before completing this section, you should review:
- The Village’s historic survey records. After selecting the subject property, you are able to directly view records on file at the Lake Bluff History Museum and the Lake County Assessor’s Office.
- The criteria the Village uses to evaluate the significance of buildings.

Please explain the reason(s) you are proposing to demolish the structure.
Severe deterioration of the building envelope resulting in unrepairable damage to external building components, structural integrity, interior spaces, and finishes. Its state of disrepair, decay, and collapse makes it cost prohibitive to reclaim, remediate, and restore the structure.
To make way for the design and construction of a new single family primary residence, improve forest health, reduce the amount of impervious driveway surfacing, stabilize, and remediate certain areas of the ravine.

What are the property owner’s short-term and long-term plans for the property?
Short term (6 to 9 months): Remove the existing structure and undertake certain stabilizations and remediations to areas of erosion along the ravine edge and in one area with erosion from what appears to be unregulated storm water discharge. Long term (6 to 30 months): Invest in the design and construction of a new primary residence (single family) providing a comfortable and dignified home to age in place and to engage with and enjoy community life in the Village of Lake Bluff.

Have any proposed architectural plans or concepts been prepared for the property following demolition? ☑ No

Please confirm that you have reviewed historic records available from the Village, the Lake Bluff History Museum, and the Lake County Recorder of Deeds. ☑ Yes

Provide a description of any historical information located from the above resources. (You may attach any supporting documentation below.)
see attachment: #2310 Summary Historic Reference Search. pdf

Identify the reasons, if any, that would disqualify the structure from being designated as a Village historic landmark.
see: attachment: HPC Landmark ck list Village of Lake Bluff. pdf

Identify the approximate costs to rehabilitate the structure as compared to the costs of demolition and new construction. Provide the name and qualifications of the person preparing the estimate.
see attachment: HPC cost study. pdf
Attachments

Attach any other documents that should be considered as part of this application.

- _2310 HPC cost study.pdf
- _2310 Summary Historic reference... .pdf
- HPC Landmark ck list Village of La... .pdf

Acknowledgement and Signature

Terms and Conditions

Accepted

Applicant's Signature

[Signature]

Email that will receive saved drafts and receipts:

rloope@hldesignbuild.com
Questions 1, 2, 3 and 5 were addressed in our online submittal and we respectfully refer the Commission to those responses.

4. Please explain why the structure may not qualify for landmark designation status.

Lack of Significance: Despite local/regional interest in Architect, Jerome Cerny, who designed 201 Moffett Road circa 1948-49, interest alone does not elevate the structure to Landmark status. There are numerous other significant examples of Cerny’s work in the Village of Lake Bluff and more along the North Shore. In our opinion this structure is not a significant nor outstanding example of Cerny’s design works. Given its current state of decay it does not offer enough character, interest, or value as part of the historic, aesthetic, cultural, or architectural characteristics to the Village of Lake Bluff to rise to Landmark status.

Lack of Visibility: The structure is sited within a wooded and secluded 5.85 +/- ac lot, not visible from its address street, Moffett Road, and well set back and concealed from view from its secondary egress street, Forest Cove. As a result, the structure does not contribute visually to the character, historic or otherwise, of the Village. In its current state of disrepair, decay, and collapse it would be cost prohibitive to repair, replace, and reclaim the structure to meet the visual aspirations of the Village’s Historic Preservation and Landmark goals.

Lack of Interest: 201 Moffett Road was identified as a “contributing structure” in the 2008 Village of Lake Bluff, Illinois Summary & Historic Resource Survey: Estate Areas of Lake Bluff. Since the survey there has been no effort or interest found to elevate the structure to a higher ranking by subsequent surveys, by HPC proceedings / actions, by the community or by the current Owner.

6. Have you considered relocating the structure to an alternative location? If so, please provide details.

There has been no consideration to move the structure to an alternative location.

However, the Aldridge’s have explored and are committed to deconstructing the structure and having significant materials, fixtures, fittings, components donated to 501.C.3 organizations for refurbishing and repurposing as well as recycling material unable to be reclaimed and placed back into use. Reducing the environmental impact and extending the useful life of reclaimed materials
and components is an achievable alternative to relocation. This strategy also affords the opportunity to refurbish and repurpose certain materials and/or artifacts from the existing structure and incorporate them and celebrate them into the new structure.

7. Please prepare a written statement describing how to best preserve the Village’s historical and architectural character.

The Aldridge’s, Ken, and Amy are desirous to make Lake Bluff their forever home. Ken grew up in Lake Forest and Lake Bluff. His family business, founded in 1932, currently resides in Libertyville, they have children and grandchildren living in Lake Bluff. Together they have been searching for a property that would provide easy access to the historic Village Center, a property that is serene and tranquil, a property that provides a safe and secure environment where aging-in-place with comfort and dignity can be realized. Together they have selected 201 Moffett Road. Their long and deep connection with the Village together with their philanthropy and enthusiasm for culture and history will make Ken and Amy strong supporters for preserving Lake Bluff’s historic architectural character.

As Aldridge’s design team, we are obliged to champion our clients’ interests. In addition, we are professionally committed to working with the HPC, the Village staff, neighbors, and the Lake Bluff community at large, to design and construct a new home that will be respectful to the past, gentle on its site and add to the architectural and visual characteristics cherished by the Village.

We have successfully worked within the aspirations, constraints and determinates of historic districts, overlays, and commissions, in New York City, New Haven, Connecticut, Washington D C, Santa Barbara California, and Lake Forest, Illinois. In each of these places we have consistently seen at work two preservation best practices.

The first-best practice: successful historic districts and the commissions that shepherd them, focus their energies and resources on the truly significant. By elevating and preserving truly significant structures and landscapes, the larger fabric of the community, whether historic or not, also rises.

The second-best practice: while honoring and preserving significant works from the past they also are actively preparing the future to cherish and preserve the best of significant works yet to come.
Probable cost of remediations, corrections and replacements

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<td>3,700.00</td>
</tr>
<tr>
<td>Deconstruct decayed, damaged &amp; failed structure &amp; components</td>
<td>project</td>
<td></td>
<td>68,500.00</td>
</tr>
<tr>
<td><strong>Structural remediations, repairs &amp; replacements (L&amp;M)</strong></td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>Repair &amp; replace foundations</td>
<td></td>
<td></td>
<td>6,500.00</td>
</tr>
<tr>
<td>Repair &amp; replace masonry</td>
<td></td>
<td></td>
<td>38,250.00</td>
</tr>
<tr>
<td>Replace roof &amp; flashing</td>
<td></td>
<td></td>
<td>56,500.00</td>
</tr>
<tr>
<td>Service Description</td>
<td>Cost</td>
<td></td>
<td></td>
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<tr>
<td>--------------------------------------------------------------</td>
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<td></td>
<td></td>
</tr>
<tr>
<td>Replace &amp; repair under ground utilities</td>
<td>$5,600.00</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Electrical work (L&amp;M)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>New 200 amp Service</td>
<td>$6,250.00</td>
<td></td>
<td></td>
</tr>
<tr>
<td>New conduit service wiring</td>
<td>$28,800.00</td>
<td></td>
<td></td>
</tr>
<tr>
<td>New Switches, outlets, GFI, trim</td>
<td>$7,750.00</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Plumbing work (L&amp;M)</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>sewer repairs &amp; connection</td>
<td>$5,500.00</td>
<td></td>
<td></td>
</tr>
<tr>
<td>new waste &amp; vents</td>
<td>$4,300.00</td>
<td></td>
<td></td>
</tr>
<tr>
<td>new domestic service runs</td>
<td>$23,500.00</td>
<td></td>
<td></td>
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<tr>
<td>new 60 gal water heater</td>
<td>$3,450.00</td>
<td></td>
<td></td>
</tr>
<tr>
<td>new bath fixtures &amp; valves</td>
<td>$17,800.00</td>
<td></td>
<td></td>
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<tr>
<td>new wet fixtures, valves &amp; fittings</td>
<td>$6,800.00</td>
<td></td>
<td></td>
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<tr>
<td>new clothes W/D</td>
<td>$960.00</td>
<td></td>
<td></td>
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<tr>
<td>new laundry sink</td>
<td>$325.00</td>
<td></td>
<td></td>
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<tr>
<td>FPE sprinklers, alarms, sensors</td>
<td>$11,400.00</td>
<td></td>
<td></td>
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<tr>
<td>HVAC work</td>
<td></td>
<td></td>
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<tr>
<td>New gas fired split system</td>
<td>$32,500.00</td>
<td></td>
<td></td>
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<tr>
<td>New duct works &amp; returns</td>
<td>$8,670.00</td>
<td></td>
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<tr>
<td>Controls &amp; trim</td>
<td>$2,650.00</td>
<td></td>
<td></td>
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<tr>
<td>Repair &amp; replace Exterior doors &amp; windows</td>
<td>$52,400.00</td>
<td></td>
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<tr>
<td>Repair &amp; replace interior doors</td>
<td>$16,750.00</td>
<td></td>
<td></td>
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<tr>
<td>Repair &amp; replace door &amp; window hardware</td>
<td>$11,200.00</td>
<td></td>
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<tr>
<td>Rough carpentry (labor)</td>
<td>$32,700.00</td>
<td></td>
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<tr>
<td>Finish carpentry (labor)</td>
<td>$18,300.00</td>
<td></td>
<td></td>
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<tr>
<td>Interior finishes</td>
<td>$23,500.00</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Appliances (dry)</td>
<td>(allow)  $38,500.00</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Cabinetry &amp; countertops</td>
<td>(allow)  $42,850.00</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Deco fixtures &amp; finishes</td>
<td>(allow)  $6,450.00</td>
<td></td>
<td></td>
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<tr>
<td>Exterior prep, prime &amp; paint</td>
<td>(allow)  $23,650.00</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Grading, Excavations and Fill</td>
<td>site     $18,600.00</td>
<td></td>
<td></td>
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<tr>
<td>New surface and permitter drainage</td>
<td>(allow)  site $16,500.00</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Repair &amp; replace hardscape</td>
<td>(allow)  site $26,750.00</td>
<td></td>
<td></td>
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<tr>
<td>Tree, Landscape &amp; irrigation</td>
<td>(allow)  site $138,500.00</td>
<td></td>
<td></td>
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<tr>
<td>New entry drive &amp; monument</td>
<td>project  $48,750.00</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Permits &amp; Fees</td>
<td>(allow)  project $13,750.00</td>
<td></td>
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<tr>
<td>General Conditions</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>GC Mobilization and General Conditions</td>
<td>site     $15,000.00</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Site prep and safety</td>
<td>site     $3,800.00</td>
<td></td>
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<tr>
<td>Contingency</td>
<td>project  $55,789.00</td>
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<tr>
<td>GC O.H &amp; Profit</td>
<td>$329,948.80</td>
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<tr>
<td>Sales Tax</td>
<td>$20,786.94</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Probable Cost of Remediations &amp; Replacements</strong></td>
<td><strong>$ 1,849,279.75</strong></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Lake Forest Lake / Bluff History Center archives (copies attached)

Search yielded: a 1952 to 54 entry elevation photo

a sales transaction summary page from 1954

Lake Forest College, special collections on-line Archive


Village of Lake Bluff, Illinois, Summary & Architectural Survey. Historic Certification Consultants, 1998. (In this survey 201 Moffett was on the cusp of the 50 year standard)

201 Moffett is not listed in the Illinois Historic Structures survey (1973) and the Illinois Historic Landmarks Survey (1975) as reported in this survey. In the Significant Rated Buildings Appendix B, 201 Moffett is not listed. In the Inventory of Principal Resources in Lake Bluff Architectural Survey, 201 Moffett is not listed.


Search yielded: Property not listed or reported on in the survey’s recommendations of significant buildings on page 13, however 201 Moffett was referenced in a table on page 23. Listed as a ranch colonial revival with an NR rating of C Local rating of C. In this survey 282 properties surveyed, 110 were listed as Contribution, 19 were ranked Significant.


Survey was prepared by Benjamin Historic Certifications, LLC, 711 Marion Avenue, Highland Park under contract with the Village of Lake Bluff

Search yielded: A survey focused on the estate areas. The estate area farthest South, between Lake Michigan and Moffett Road, started being developed in 1911. Moffett Road was then a continuation of Sheridan Road from Lake Forest. The South estate section was laid out as “Ferry Field and Ferry Woods” Subdivision, was owned by the William J. Ferry Estate. Three of the earliest
estate properties established in “Ferry Fields and Ferry Woods” belonged to Stanley Field, **Albert A. Sprague, II**, and Harry B. Clow.

This survey notes: There are other properties located on land owned by Stanley Field worthy of preservation, two homes built in 1940 and designed by Stanley Anderson for two of Field’s children. The house at 361 Moffett Road was designed for James and Daphne Field Cook. The home at 381 Moffett Road was designed for Joseph T. Field. Both homes are Colonial Revival, and both homes have the Country Georgian configuration that Anderson’s office was known for.

On page 32 of the survey the Stewart and Priscilla Peck House, 201 Moffett Road is cited. “Although this is a small one-story Colonial Revival house built in 1948, it is a significant one, built on property that once was located on the **Sprague Estate**. “Because it is an excellent example of a Colonial Revival ranch house by a noteworthy architect, this small home on the Sprague property is eligible for listing as a Lake Bluff Landmark”. *(No listing or action ensued from this report)*

201 Moffett Rd (not altered Colonial Revival 1948)

Owner: Stewart & Priscilla Peck

Architect: Jerome R. Cerny

Local Rating: S (significant)

National Register Rating: N (non-contributing)

**Various appendix listings in the above Historic Surveys**

Lists for recognition:


- Village of Lake bluff Landmarks 2005 – 2018 *201 Moffett not listed*

- National Register of Historic places *201 Moffett not listed*
On site meeting and walk about

On May 16, 2023, together with perspective buyer Ken Aldridge and HPC chairman, Paul Bregman, we conducted a walk about the property and discussed the property’s provenance, the Aldridge’s aspirations for the property and the property’s current condition. Visual inspections of the structure’s interior and exterior current condition and challenges were also discussed.

ATTACHMENTS
Village of Lake Bluff

9-14-15: CRITERIA FOR DESIGNATION: 201 Moffett Road

A. Purpose. The Commission must find that at least one of the following criteria is applicable when weighing whether to recommend that a Feature be designated a Landmark.

B. General Considerations.

1. The Feature 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. NONE at the USA and State level. There is some local/regional interest in the fact that Architect, Jerome Cerny designed 201 Moffett Road circa 1948-49. Cerny worked in the offices of David Adler and Stanley Anderson, opening his Lake Forest office in 1929 or 1935. He became known for designing elegant county homes that, as Arthur Miller noted in his 2003 chronology on Cerny, “his houses embraced classic style and echoed high-profile classic and Art Deco motif”. There are other examples of Cerny’s work in the Village of Lake Bluff and more along the North Shore. In our opinion this structure is not a significantly outstanding example of Cerny’s design works and given its secluded site and its current state of decay it does not offer significant character, interest, or value as part of the historic, aesthetic, cultural, or architectural characteristics of the Village of Lake Bluff.

2. The Feature 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. NONE at the USA level, however as mentioned above the structure may have some local/regional interest but not at a level that elevates it to being a significant contribution to the development of the Village, the state of Illinois, or the United States.

3. The Feature 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. (See response to considerations #1 & #2)

4. The unique location or singular physical characteristics of a Feature make it an established or familiar visual feature. NONE, N/A The structure stands within a secluded, wooded site and is not visible from its address road, Moffett, and only partially visible from its secondary access road, Forest Cove. (see AD.3)

5. The activities associated with a Feature make it a current or former focal point of reference in the Village. NONE, N/A (see response to consideration #4)

6. The Feature 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 Feature and possesses a high level of integrity or architectural significance. NONE, N/A

7. The Feature has yielded or is likely to yield historically significant information, or even prehistoric data. NONE, N/A

C. Architectural Significance.

1. The Feature 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. NONE N/A The structure is predominately a collection of well-known Cerny design elements seen in numerous other existing Carney works including but not limited to: vented gable end, bowed picture window, shutter
surrounds at windows and entry door, extra wide entry door, a somewhat whimsical bay window in the garage, etc.

2. The Feature embodies elements of design, detail, material, or craftsmanship of exceptional quality. NONE, N/A The structure is of common quality for its time.

3. The Feature exemplifies a particular architectural style in terms of detail, material, and workmanship which has resulted in little or no alteration to its original construction. Features present on the structure were common to Cerny and Anderson designs before and after the time of the structure’s construction.

4. The Feature is one of the few remaining examples of a particular architectural style and has undergone little or no alteration since its original construction. NONE, N/A Numerous other examples of this style and the material used in this structure and by this and other Architect’s exist throughout Lake Bluff and along the North Shore.

5. The Feature 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. NONE, N/A The structure stands alone on a 5.85 +/- ac secluded, mature, wooded, ravine, site.

6. The detail, material, and workmanship of the Feature 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. NONE, N/A The structure is reflective of late 1940’s craft and materials. Abutting neighboring structures are comprised of more recent and contemporary designs, craft, and materials.

7. The Landscape is significant in its own right as a work of landscape architecture and not merely as a complementary setting for one or more Structures or Buildings. NONE, N/A The structure has been abandoned for several years and the landscape has fallen fallow. There are no indications of significant landscape design and execution on this site.

D. Historic Significance.

1. The Feature is an exceptional example of an historic or vernacular style, or is one of the few such remaining of its kind in the Village. NONE N/A (See response to considerations #1 & #2)

2. The Feature 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. NONE N/A (See response to considerations #1 & #2)

3. The Feature 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. NONE N/A

4. The Feature is associated with a notable historic event. NONE N/A

5. The Feature is associated with an antiquated use due to technological or social advances. NONE N/A

6. The Feature is a monument to, or a cemetery of, a historic person or persons. (Ord. 2022-10, 3-28-2022 NONE N/A
May 18, 2023

R. Nicholas Loope  
The Studio at Westmoreland Farm

Re: Village of Lake Bluff HPC Demo Document Filing No. 2310

Owners: Timothy Carroll and Richard W. Magnus Trustees, Richard W. Magnus Family Trust under the Winfried Magnus GST Exempt Trust and Timothy Carroll and Richard W. Magnus, Trustees, Winfried R. Magnus Family GST Non-Exempt Trust

Dear Mr. Loope:

The undersigned trustees of the above-captioned trusts are the owners of 201 Moffett Road, Lake Bluff, Illinois. In addition, the beneficiaries of the trusts have signed below. This is your letter of authorization to proceed on our behalf in connection with the above-captioned Lake Bluff HPC demo document filing in your capacity as architect for Ken Aldridge, potential buyer currently under contract in connection with the property.

Sincerely,

[Signature]
Richard W. Magnus, Trustee and beneficiary

Timothy G. Carroll, Trustee

Julia A. Magnus, beneficiary

Richard Winfried Magnus, beneficiary
May 18, 2023

R. Nicholas Loope
The Studio at Westmoreland Farm

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Owners: Timothy Carroll and Richard W. Magnus Trustees, Richard W. Magnus Family Trust under the Winfried Magnus GST Exempt Trust and Timothy Carroll and Richard W. Magnus, Trustees, Winfried R. Magnus Family GST Non-Exempt Trust

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Sincerely,

Richard W. Magnus, Trustee and beneficiary

[Signature]

Timothy G. Carroll, Trustee

Julia A. Magnus, beneficiary

Richard Winfried Magnus, beneficiary
May 18, 2023

R. Nicholas Loope
The Studio at Westmoreland Farm

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Sincerely,

Richard W. Magnus, Trustee and beneficiary

Timothy G. Carroll, Trustee

Julia A. Magnus, beneficiary

[Signature]

Richard Winfried Magnus, beneficiary
May 18, 2023

R. Nicholas Loope
The Studio at Westmoreland Farm

Re: Village of Lake Bluff HPC Demo Document Filing No. 2310

Owners: Timothy Carroll and Richard W. Magnus Trustees, Richard W. Magnus Family Trust under the Winfried Magnus GST Exempt Trust and Timothy Carroll and Richard W. Magnus, Trustees, Winfried R. Magnus Family GST Non-Exempt Trust

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Sincerely,

Richard W. Magnus, Trustee and beneficiary

Timothy G. Carroll, Trustee

Julia A. Magnus, beneficiary

Richard Winfried Magnus, beneficiary
POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS:

THAT I, Julia A Magnus, as a beneficiary of the Winfried R. Magnus Family
GST Nonexempt Trust under Article IV of the Winfried R. Magnus Trust dated
March 20, 1996, and as a beneficiary of the Winfried R. Magnus Family GST
Exempt Trust under Article IV of the Winfried R. Magnus Trust dated March 20,
1996, have made, constituted and appointed Shawn M. McCullough, true and lawful attorney-in-fact for
me and in my name, place and stead, to execute on my behalf that certain
letter dated May 18, 2023 to Nicholas Loope authorizing him to proceed
regarding Village of Lake Bluff HPC Demo Document Filing No. 2310 in
connection with the following described property:

Address: 201 Moffett Road, Lake Bluff, IL 60044

Permanent Property Index No.: 12-21-402-122-0000

Giving and granting unto my said attorney full power and authority to do
and perform all and every act and thing whatsoever requisite and necessary to
be done in and about the premises as fully, to all intents and purposes as I might or
could do if personally present, with full power of substitution and revocation,
hereby ratifying and confirming all that my said attorney or his substitute shall
lawfully do or cause to be done by virtue hereof.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 20th day
of May 2023.

[Signature]
Julia A. Magnus, as beneficiary as
aforesaid
STATE OF ILLINOIS
COUNTY OF

I, ___________, a notary public in and for the said County and State aforesaid, DO HEREBY CERTIFY, that Julia A Magnus, as a beneficiary of the Winfried R. Magnus Family GST Nonexempt Trust under Article IV of the Winfried R. Magnus Trust dated March 20, 1996, and as a beneficiary of the Winfried R. Magnus Family GST Exempt Trust under Article IV of the Winfried R. Magnus Trust dated March 20, 1996, is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 20 day of ___________.

ESDRAS TREVINO
Notary Public
Commission expires: ___________
SUBJECT STRUCTURE - PROPOSED TO BE DEMOLISHED:

- GARAGE (440 SF)
- MAIN HOUSE (2100 SF)
REMOVE IMPERVIOUS SURFACE

DECONSTRUCT STRUCTURE, REMOVE & REPURPOSE MATERIALS, FIXTURES, DOORS, WINDOWS ETC. -

TREE PROTECTION

REMOVE FENCING, POSTS, AND FOOTINGS

TREE PROTECTION

TREE PROTECTION

REMOVE IMPERVIOUS SURFACE

TREE PROTECTION

EXTENT OF DEMOLISHED:
- HARDSCAPE
- STRUCTURE
- TREE PROTECTION
- REMOVE

GENERAL DECONSTRUCTION NOTES:
1. INSTALL TEMPORARY GATES W/ LOCK AT MOFFET ROAD ENTRY AND FOREST COVE ENTRY.
2. SECURE ALL EQUIPMENT ON SITE WHEN NOT IN USE BY OPERATOR.

R. NICHOLAS LOOPE, FAIA, LLC

EXISTING TOPOGRAPHY

SHEET AD.2
#1 PHOTO: (FROM MUFFET ROAD ENTRY) - STRUCTURE NOT VISIBLE

#2 PHOTO: (FROM FOREST COVE ROAD ENTRY) - LIMITED STRUCTURE VISIBILITY

#3 PHOTO: (FROM FOREST COVE @ FIRE HYDRANT) - LIMITED STRUCTURE VISIBILITY

#4 PHOTO: (FROM FOREST COVE @ UTILITY VAULT) - LIMITED STRUCTURE VISIBILITY

#5 PHOTO: (FROM FOREST COVE @ SEWER MANHOLE COVER) - LIMITED STRUCTURE VISIBILITY

APPROXIMATE LOCATION OF SEWER MANHOLE COVER

APPROXIMATE LOCATION OF UTILITY VAULT

APPROXIMATE LOCATION OF FIRE HYDRANT

SUBJECT STRUCTURE

R. NICHOLAS LOOPE, FAIA, LLC
AC CONDENSOR LOCATION:
- NONFUNCTIONING VENTING, CONTROLLER, & COMPRESSOR CONFLICTS.
- EXISTING EXHAUST TO CLOSE TO EXISTING CONDENSOR LOCATION.

EXTERIOR WALL CONDITION:
- MOLD & WATER DAMAGE TO EXISTING EXTERIOR WALL.
- SIGNIFICANT BIOHAZARD BEYOND REMEDIATION AND REPAIR.

EXISTING WINDOW SILL CONDITION:
- MOLD & WATER DAMAGE TO EXISTING WINDOW SILL.
- BEYOND REMEDIATION AND REPAIR.

TYPICAL EXISTING WINDOW SILL AND SASH CONDITION:
- MOLD & WATER DAMAGE TO EXISTING WINDOW SILL.
- BOARDERLINE BEYOND REMEDIATION AND REPAIR.
EXISTING FACIA BOARD CONDITION:
- MOLD & WATER DAMAGE TO EXISTING FACIA BOARD.
- BEYOND REMEDIATION AND REPAIR.

EXISTING CASEWORK CONDITION:
- MOLD & WATER DAMAGE TO EXISTING WINDOW CASING.
- FAILED WINDOW BEHIND PLYWOOD COVERING.
- BEYOND REMEDIATION AND REPAIR.

EXISTING FRONT DOOR DIMENSIONS:
- DECONSTRUCT AND REPURPOSE FOR NEW ALDRIDGE RESIDENCE.

EXISTING CASEWORK:
- DECONSTRUCT AND REPURPOSE.

ROOF CONDITION:
- ROOFING MATERIALS SIGNIFICANT LOSS TO ORGANIC DECOMPOSITION
- BEYOND REMEDIATION OR REPAIR.

EXISTING CASEWORK:
- DECONSTRUCT AND REPURPOSE.
EXISTING CHIMNEY CONDITION:
- Limestone cap and brick joints show signs of deterioration and potential failure.

EXISTING ROOF CONDITION:
- Roof showing signs of mold and water damage.
- Significant loss to organic deterioration beyond remediation and repair.

TYPICAL MOLD AND WATER DAMAGE:
- Likely hiding significant deterioration of structure behind exterior walls.
EXISTING CHAINLINK ENCLOSURE @ REAR YARD:
- MISCELLANEOUS CHAINLINK ENCLOSURE TO BE REMOVED AND RECYCLED.

EXISTING ABANDANT GREENHOUSE:
- BEYOND REMEDIATION AND REPAIR.
TYPICAL INTERIOR CONDITION:
- MOLD & WATER DAMAGE TO EXISTING WALLS AND CEILINGS.
- BEYOND REMEDIATION AND REPAIR.

EXISTING INTERIOR CONDITION:
- MOLD & WATER DAMAGE TO EXISTING WALLS AND CEILINGS.

TYPICAL INTERIOR CONDITION:
- MOLD & WATER DAMAGE TO EXISTING WALLS AND CEILING.
- BEYOND REMEDIATION AND REPAIR.

TYPICAL INTERIOR CONDITION:
- MOLD & WATER DAMAGE TO EXISTING WALLS AND CEILING.
- BEYOND REMEDIATION AND REPAIR.

TYPICAL INTERIOR CONDITION:
- MOLD & WATER DAMAGE TO EXISTING WALLS AND CEILING.
- BEYOND REMEDIATION AND REPAIR.

EXTERIOR INTERIOR CONDITION:
- DAMAGED WINDOWS MAY BE POSSIBLE TO REMOVE AND RECYCLE.

TYPICAL INTERIOR CONDITION:
- MOLD & WATER DAMAGE TO EXISTING WALLS AND CEILINGS.
- BEYOND REMEDIATION AND REPAIR.

AD.10
MEMORANDUM

TO: Chair Bergmann and Members of the Historic Preservation Commission
FROM: Clara Gable, Assistant to the Village Administrator
DATE: June 14, 2023
SUBJECT: Discussion: Planning for Historic Preservation Program Seminar

In 2021 the HPC identified a list of 24 properties to prioritize in encouraging owners to apply for historic landmark designation. The list is below:

<table>
<thead>
<tr>
<th>Property Address</th>
<th>Property Address</th>
<th>Property Address</th>
</tr>
</thead>
<tbody>
<tr>
<td>200 E Center Ave.</td>
<td>775 Mawman Ave.</td>
<td>345 E. Prospect Ave.</td>
</tr>
<tr>
<td>345 E Center Ave.</td>
<td>629 Mountain Ave.</td>
<td>346 E. Prospect Ave.</td>
</tr>
<tr>
<td>348 Foss Ct.</td>
<td>10 E. North Ave.</td>
<td>710 E. Prospect Ave.</td>
</tr>
<tr>
<td>800 Green Bay Rd.</td>
<td>105 E. North Ave.</td>
<td>713 Ravine Ave.</td>
</tr>
<tr>
<td>600 Landsdowne Ln.</td>
<td>244 E. North Ave.</td>
<td>339 E Scranton Ave.</td>
</tr>
<tr>
<td>618 Maple Ave.</td>
<td>500 E. North Ave.</td>
<td>420 Simpson Ave.</td>
</tr>
<tr>
<td>666 Maple Ave.</td>
<td>711 Park Pl.</td>
<td>456 Sunrise Ave.</td>
</tr>
<tr>
<td>666 Mawman Ave.</td>
<td>314 E Prospect Ave.</td>
<td>331 E. Witchwood Ln.</td>
</tr>
</tbody>
</table>

*Two properties from this list, 618 Maple Avenue and 500 E. North Avenue, are now landmarked.

Since this list was identified in 2021, additional incentives for landmarked properties have been established under the “Choose Lake Bluff” preservation program:

- Local Property Tax Grant – Grant for 50% of Village of Lake Bluff property taxes or $2,000 (whichever is less) per year for up to 8 years.
- Building Permit Fee Waiver – 100% building permit fee waiver for Protected Features (some exclusions apply).
- 10% FAR Bonus – a one-time automatic floor area ratio bonus of 10%, not to exceed 110% of the maximum floor area ratio.
- Special Variation Consideration for Historic Properties – the PCZBA and Village Board shall consider the historical nature of the Protected Feature as part of the variation review process.

In addition to this list of local incentives, the State of Illinois offers Property Tax Assessment Freeze for landmarked home rehabilitations that equal or exceed 25% of the pre-rehab value of the property; the Freeze lasts for 8 years, with 25% incremental increases for years 9-12.

Now, with the Choose Lake Bluff program underway, it is time to identify a target date and plan for a future HPC Historic Preservation Program Seminar in which the owners of the priority properties would be invited to hear an explanation of the historic landmark designation process as well as all of the associated incentives.