

Historic Preservation Commission
Proceedings of the August 28, 2024 Meeting

A meeting of the Lake Forest Historic Preservation Commission was held on Wednesday, August 28, 2024, at 6:30 p.m. at the City of Lake Forest City Hall, 220 E. Deerpath, Lake Forest, Illinois.

Historic Preservation Commissioners present: Chairman Maureen Grinnell, and Commission members Lloyd Culbertson, Elizabeth Dalieri, Tina Dann-Fenwick, Geoffrey Hanson, and Robin Petit.

Commissioners absent: Leif Soderberg

City staff present: Abigail Vollmers, Senior Planner, and Catherine Czerniak, Director of Community Development

1. Introduction of Commissioners and staff, overview of meeting procedures.

Chairman Grinnell reviewed the meeting procedures followed by the Commission and asked the members of the Commission and staff to introduce themselves.

2. Consideration of the minutes of the July 24, 2024 meeting of the Commission.

The minutes of the July 24, 2024 were approved with non-substantive corrections as requested by Chairman Grinnell and clarifications and corrections as requested by Commissioner Dann-Fenwick.

3. Presentation of the Bank Lane Streetscape Enhancement Concepts

Presented by: Hannah Bader and Kevin Clark, The Lakota Group

Ms. Czerniak provided background noting that work is underway to develop a streetscape enhancement plan for Bank Lane. She noted that Bank Lane was a focus of the recent discussions about the Central Business District with many people recognizing the unique experience the Bank Lane Corridor offers and opportunities to make it even better. She stated that the City has engaged The Lakota Group to prepare a draft plan based on community input.

Ms. Bader stated that Bank Lane is an important corridor in the Central Business District and presents the opportunity to make the experience along the corridor more vibrant. She explained that the process of developing a streetscape plan to guide future decisions consists of three phases, engaging the public and assessing existing conditions, creating a vision and refining it, and developing the streetscape plan. She noted that at this point, various concepts are being explored some more involved than others. She pointed out that each block of Bank Lane has a different character and function adding that although there may be opportunities for some

unifying elements, the plan for each block will likely be unique. She stated that through the public process to date, which included community workshops, talking with people on the street, and online surveys, several key themes were heard including: preserve the historic character of the area, establish some continuity along Bank Lake, enhance the aesthetics and the experience, promote pedestrian activity, incorporate unique features, and consider the traffic flow, parking, and safety. She acknowledged that Bank Lane is needed as a service corridor but stated that there are ways the corridor can serve a variety of functions.

Mr. Clark commented that there are great moments along Bank Lane and the challenge is to find a way to connect them. He reviewed two different concepts for each block noting that the individual elements of the various concepts are presented to spark discussion and feedback. He recognized that there is limited space for landscaping and noted that care needs to be taken to assure that any plantings are located in areas where they will thrive. He reviewed elements that can be used to better define pedestrian areas including lighting, gateway elements, low walls inspired by the walls in front of City Hall, and various hardscape treatments. He stated that the goal is to build upon the English Village character to encourage people to wander through the corridor. He presented a series of vignettes and noted the importance of highlighting, and not detracting from, the historic buildings. He acknowledged that there are differences of opinion on whether or not parking should be retained on portions of Bank Lane. He noted the opportunity to consider eliminating curbs to provide greater flexibility to use certain blocks of Bank Lane in different ways. He stated that instead of curbs, different hardscape materials can be used to delineate pedestrian and vehicle spaces. He acknowledged that alleys and service areas must remain accessible for daily use. He commented on the variation that occurs along Bank Lane noting that the area near Hometown Coffee is bustling but then the streetscape becomes uninteresting because buildings do not front the street and parking lots, and curb cuts dominate the block. He noted the potential for consistent treatment of intersections along Bank Lane and the possibility of eliminating some of the curb cuts to make the street more welcoming to pedestrians and to eliminate conflict points. He acknowledged the pilot project that was initiated on the block of Bank Lane between Deerpath and Illinois Road, noting that if the diagonal parking is retained, there are ways to improve the functionality and appearance with landscaped islands. He acknowledged that feedback was received from some people interested in seeing the parallel parking re-established and noted that concept is being considered as well but some parking spaces would be lost but a wider pedestrian walkway may be achieved. He noted that the southernmost block of Bank Lane is a very different character, more utilitarian, but noted that some enhancement is possible for instance, improved screening of the loading and trash areas. He acknowledged that burying the utilities would significantly improve the appearance of that block.

In response to a question from Commissioner Hanson, Mr. Clark said that speed tables could be considered along with other elements that will slow cars down.

In response to questions from Commissioner Dann-Fenwick regarding lights, Mr. Clark stated that concepts for lighting have not yet been developed.

In response to questions from Chairman Grinnell, Mr. Clark stated that changing the traffic patterns in and around Market Square are not anticipated. He noted that although quirky, the traffic patterns serve to slow traffic through the Square. He stated that the intent is not to encourage more vehicular traffic on Bank Lane, but to make it available for vehicular traffic as needed and to make the corridor more attractive and comfortable for pedestrians.

In response to questions from Commissioner Petit, Mr. Clark noted that the palette of materials, the bollards, and urns used on the Deerpath streetscape could for example be carried around the corner on to Bank Lane. He agreed that elements can be added to allow the street to be used safely and easily for special events or by businesses.

4. Consideration for a Certificate of Appropriateness approving a band sign at 268 E. Deerpath.

Property Owner: Jennifer Altounian/ Once Upon A Bagel

Presented by: Eddy Tranquilino, Fast Signs, Project Manager

Chairman Grinnell asked the Commission for any Ex Parte contacts or conflicts of interest, hearing none, she invited a presentation from the petitioner.

Mr. Tranquilino reviewed the proposed signage and presented a dimensioned plan noting that the sign meets the City's requirements with respect to size. He presented samples of the proposed sign material, a high-density foam. He stated that green and gold colors are proposed consistent with the Hollywood Feed sign to the west. He stated that the gold will not be a yellowish gold. He stated that the tenant is willing to eliminate the graphic and consider other colors if so directed.

Ms. Vollmers stated that the sign is proposed above the storefront of a new business, about 10 feet above the sidewalk. She confirmed that the size of the sign conforms to the Code. She stated that the proposed graphic, the bagel fairy, on the sign is consistent with the allowable size but noted that graphics are not found on other signs along this block of Deerpath. She commented that the colors on the Hollywood Feed sign were selected to match the existing awning adding that other nearby signs are black or brown, with white letters. She stated that the sign will need to be anchored into the mortar, rather than into the bricks.

In response to a question from Commissioner Dann-Fenwick, Mr. Tranquilino confirmed that the graphic is used on signs at the other business locations.

Commissioner Dann-Fenwick noted that the graphic is not reflected on the business website.

In response to a question from Commissioner Hanson, Mr. Tranquilino stated that he is not certain if particular colors are associated with the business. He stated that initially, the sign was intended to be black and white.

In response to a question from Chairman Grinnell, Mr. Tranquilino stated that the owners are proposing a green and gold sign to fit with the community but are open to other colors. He stated that the back board of the sign will be textured.

In response to a question from Commissioner Culbertson, Mr. Tranquilino presented other color options.

In response to a question from Commissioner Hanson, Mr. Tranquilino stated that the proposed green and gold colors are based solely on the recently approved sign.

Hearing no further questions from the Commission, Chairman Grinnell invited public comment.

Craig Fox, 58 Stone Avenue, stated that he is speaking on behalf of the Lake Forest Preservation Foundation. He stated that the graphic should be eliminated from the sign for consistency with other signage in the area and the signage should be simple and subtle, with a dark background and light letters.

Hearing no further requests to speak from the public, Chairman Grinnell invited final questions and comments from the Commission.

Commissioner Culbertson stated support for a black and white sign.

In response to a question from Commissioner Daliere, Mr. Tranquilino stated a willingness to change the colors to match the color of other signs on the block.

Commissioner Dann-Fenwick stated support for consistency with the colors of the other signs on the block. She stated that the appearance of the lettering will improve with more space if the graphic is removed. She stated that a textured back board is appropriate.

Commissioner Hanson stated support for removing the graphic from the sign, and the use of a darker background for the sign, factoring in the color of the existing window frames and timbers of the building. He expressed his support for a black or brown or some darker version of a green background with white letter combination.

Commissioner Petit suggested that the color of the frame should match the color of the letters.

Chairman Grinnell summarized that it appears that there is consensus on the Commission around removing the graphic and using a dark background and light letters similar to the nearby signs. She invited a motion.

Commissioner Petit made a motion to grant a Certificate of Appropriateness for a band sign for the retail space at 268 E. Deerpath, Once Upon a Bagel, and to authorize business hours to be posted on the door in a size approved by staff if desired by the tenant. She stated that the motion is based on the findings as detailed in the staff report which are adopted by the Commission as part of the motion and noted that the Commission's deliberations are incorporated as additional findings. She stated that the approval is subject to the following conditions.

1. The graphic on the sign shall be eliminated.
2. The sign shall have a black textured back board and white lettering with the frame matching the color of the letters.
3. The lighted "Open" sign shall be relocated at least 18 inches back from the window or be eliminated.
4. Sign mounting fasteners must be anchored into the mortar joints, not the bricks, to limit permanent damage to the building façade.
5. Plans submitted for permit shall reflect the signage as approved by the Commission. Any modifications made after Commission review shall be clearly called out on the plans. Staff is directed to review the plans submitted for permit for consistency with the Commission's approval and consult with the Chairman as appropriate.

The motion was seconded by Commissioner Culbertson and approved by the Commission by a 6 to 0 vote.

5. Consideration of a request for a Certificate of Appropriateness approving a house addition, garage addition, driveway reconfiguration, and landscaping at 390 N. Green Bay Road.

**Property Owner: Jagdeep and Elisabeth Dosanjh
Presented by: Diana Melichar, Melichar Architects**

Chairman Grinnell asked the Commission for any Ex Parte contacts or conflicts of interest. Hearing none, she invited a presentation from the petitioner.

Ms. Melichar stated that the petitioners purchased the home in 2022 and have been investing in and improving the property since then. She stated that the goal of the project is to add a first-floor primary bedroom and an additional garage bay. She stated that the project includes reorienting the existing garage doors to the side noting

that currently, the garage doors are a prominent feature on the front elevation. She stated that an existing shed near Green Bay Road will be removed, and landscape screening will be added along the streetscape. She pointed out the areas where hardscape will be removed and where it will be added to accommodate the re-oriented garage. She stated that the plan as proposed will eliminate views of parked cars from the street and will elevate the prominence of the existing formal motor court which today is minimized by the proximity of the service court. She stated that the home was built in 1954 and at that time, only one wing of the building was constructed. She stated that this project presents an opportunity to execute the originally intended symmetrical design. She presented the proposed site plan and highlighted the proposed additions and hardscape changes. She noted the existing vegetation along Green Bay Road and stated the petitioners' intent to enhance it to provide additional layers of screening. She reviewed massing diagrams noting that the main body of the home is one and a half stories, and the side elements are lower. She reviewed overlays of the existing and proposed elevations. She noted that enhanced detailing is proposed as originally intended by the architect. She commented on the roof forms noting that although second floor attic space is not needed in the additions, the roof massing is designed to provide the appropriate balance and symmetry. She stated that all of the architectural detailing, the dormers, windows, and doors, will match the materials and detailing of the existing home. She stated that the existing service court will be relandscaped improving the appearance of the approach to the home. She stated that the proposed additions will allow the owners to age in place while respecting the historic character, the style, massing and design of the original home.

Ms. Vollmers noted that the Zoning Board of Appeals recommended approval of a variance from the front yard setback to allow the proposed garage bay addition. She commented on the details of the additions noting that they will replicate the details of the original residence. She reviewed that the project includes the addition of a garage bay, reorientation of the existing garage doors, and an addition on the west side of the residence. She stated that the project complies with the allowable square footage. She stated that findings in support of the petition are detailed in the staff report. She noted that two trees are proposed for removal.

Chairman Grinnell invited questions from the Commission.

In response to questions from Commissioner Dalieri, Ms. Melichar clarified the massing of the west addition noting that it is one story but appears as two stories due to the roof forms which are designed to be consistent with the architecture of the home.

In response to questions from Commissioner Dann-Fenwick, Ms. Melichar described the existing connecting elements that extend from the main mass. She reviewed the heights of the elements. She acknowledged that the front door of the home may not be visible from the street due to the third garage bay but noted that the approach is consistent with the design intent adding that the front door will be visible as one enters the formal motor court.

In response to questions from Commissioner Culbertson, Ms. Melichar acknowledged that further work is needed to determine the appropriate location for the generator and electric services.

In response to questions from Commissioner Petit, Ms. Melichar confirmed that the flat roofs will be screened from view.

Hearing no further questions from the Commission, Chairman Grinnell invited public comment.

Craig Fox, 58 Stone Avenue, read the comments from the Lake Forest Preservation Foundation which were submitted to the Commission and are incorporated into the record for this petition.

Paul Bergmann, Lake Bluff resident, stated support for the project noting that the siting of the house is consistent with French architecture in that the orientation of the driveway approach hides the house.

Commissioner Dalieri complimented the solution presented. She stated that in her opinion, the driveway orientation works well given the siting of the house.

Hearing no further requests to speak from the public, Chairman Grinnell invited final comments from the Commission.

In response to a question from Commissioner Hanson, Ms. Melichar confirmed that the detailing of the mansard roof on the addition will match the detailing of the original roof.

Hearing no further comments from the Commission, Chairman Grinnell invited a motion.

Commissioner Hanson made a motion to grant a Certificate of Appropriateness for additions, hardscape reconfiguration, and landscape enhancements at 390 N. Green Bay Road. He stated that the motion is based on the findings detailed in the staff report which are adopted as part of the motion and added that the Commission's deliberations are incorporated as additional findings. He stated that the motion is subject to the following conditions of approval.

1. Any and all changes and enhancements made to the plans in response to Commission direction or comments, or as a result of final design development, must be clearly highlighted on the plans submitted for permit. Staff is directed to review the plans submitted for permit for consistency with the Commission's approval and consult with the Chairman as appropriate.

2. Submit a tree protection plan as needed and a construction parking and staging plan. The plans shall be subject to City approval prior to the issuance of building permits. On street parking on Green Bay Road is not permitted.
3. Submit an exterior lighting plan and cut sheets of proposed fixtures. All light sources must be screened from view from off of the site and all lights, except for motion detector lights, must be set on timers to go off no later than 11 p.m.

The motion was seconded by Commissioner Dalieri and approved by the Commission by a 6 to 0 vote.

6. Consideration of a request for a Certificate of Appropriateness approving exterior alterations at 51 Mayflower Road.

Property Owner: Kara Mann

Presented by: Dick Bories and James Shearron, Bories & Shearron Architecture

Chairman Grinnell asked the Commission for any Ex Parte contacts or conflicts of interest. Hearing none, she invited a presentation from the petitioner.

Mr. Bories stated that the owners plan to restore and make some modifications to windows and doors as a first phase of planned work on the recently purchased structure. He stated that one of the original front doors was found in the garage and will be reused. He stated that the overall goal is to bring the house into the 21st Century while respecting the original architecture. He noted that the prior solution, by a previous owner, was to insert versions of French doors into the original openings. He stated that in his opinion, that solution was not consistent with the architecture of the building and did not enhance the interior space. He presented photos of the existing structure and historic photos and drawings. He stated the intent to improve the arrangement of openings on the exterior and enhance the interior space. He added that the back terrace will be enhanced as well. He stated that there is no intent to increase the presence of the home on the street and presented photos of the existing landscaping in front of the residence. He presented a demolition plan noting that the dog trot will be re-established, and the greenhouse removed. He stated that no changes are proposed to the tower. He noted the area where a new chimney is proposed, away from the streetscape views. He presented the proposed elevations adding that the windows are being reviewed with careful attention to achieving correct proportions, symmetry, and details. He reviewed the proposed floor plan.

Mr. Shearron commented that the original building was designed by David Adler as part of the Centaurs Estate. He noted that the tower was a later addition adding that it looms up out of nowhere. He stated that the existing chimney will be removed, and the windows removed from the rear elevation will be relocated to the street side elevation.

Ms. Vollmers stated that the original structure, designed by David Adler, served multiple functions as staff quarters, a garage, and the tower in which Alfred Hamill's study was located. She noted that given the uniqueness of the structure, adaptation for use as a

single-family residence is challenging. She stated that the new owners plan changes to allow the structure to accommodate a home that meets their needs and to return certain elements of the structure closer to the original design and character. She stated that the staff report includes findings in support of the petition. She commented on the front door in the tower and its relationship to the street. She noted inherent challenges since the building was originally designed to be entered from what today is the rear elevation. She suggested further consideration of the front door to assure that it is prominent and recognizable as the entry point. She stated that with respect to the chimney, simple is better. She suggested consideration of adding a line of transition that would be replicated on both the tower and the chimney. She commented that as the only two tall elements on the structure, a consistent feature could make the chimney appear less like an addition.

In response to questions from Commissioner Hanson, Mr. Bories described the shape of the chimney as now proposed acknowledging that some refinement has occurred since the materials were prepared for the Commission's packet.

In response to questions from Commissioner Dann-Fenick, Mr. Shearron confirmed that the windows removed from the rear elevation will be salvaged and reused on the front elevation. He stated that new French doors will be installed on the rear elevation with the same narrow muntins as the existing. He stated that the intent is to create a delicate appearance.

In response to questions from Commissioner Petit, Mr. Shearron confirmed that there were originally shutters on the east side of the house. He confirmed that the intent is to re-install the shutters.

In response to questions from Commissioner Petit, Mr. Bories stated that there is no intent to alter the rear raised terrace. He pointed out the gracious steps that descend from the dog trot to the garden. He stated that, if possible, some of the excess, non-original hardscape will be removed.

In response to questions from Commissioner Dalieri, Mr. Bories confirmed that the chimney proposed for removal is metal and not original to the structure. He stated the intent to use roof tiles, imbedded into the plaster on the chimney, as vents adding that this technique gives the appearance of age. He stated that the new chimney is designed in a Mediterranean style. He acknowledged that today, there is not much landscaping on the site. He stated that landscape enhancement will be done as a later phase of work on the property. He commented that in his opinion, the front door will be seen as a jewel.

In response to questions from Commissioner Culbertson, Mr. Bories stated the intent to remove the contemporary interlocking pavers. He stated that the intent is not to formally landscape the property overall but to maintain a natural appearance. He

confirmed that no changes are proposed to the garage. He stated that the Ludovici tile roof will be repaired as needed but will not be replaced.

In response to questions from Chairman Grinnell, Mr. Bories stated that the floor of the dog trot is the original bluestone. He explained that the intent is to open up the dog trot to make the house appear less altered.

Hearing no further questions from the Commission, Chairman Grinnell invited public comment.

Jan Gibson, 59 E. Franklin Place, spoke on behalf of the Lake Forest Preservation Foundation and read the statement that was previously submitted into the record and provided to the Commission.

Hearing no further requests to speak from the public, Chairman Grinnell invited final comments from the Commission.

Commissioner Dalieri stated support for the petition and commended the petitioner for reusing the existing windows and preserving the structure for continued use. She stated that she has no concern with the chimney as proposed.

Hearing no further comments from the Commission, Chairman Grinnell invited a motion.

Commissioner Hanson made a motion to grant a Certificate of Appropriateness for exterior alterations at 51 Mayflower Road. He stated that the motion is based on the findings detailed in the staff report which are adopted as part of the motion. He stated that the Commission's deliberations are included as additional findings and that the motion is subject to the following conditions.

1. Any and all changes and enhancements made to the plans in response to Commission direction or comments, or as a result of final design development must be clearly highlighted on the plans submitted for permit. Staff is directed to review the plans submitted for permit for consistency with the Commission's approval and consult with the Chairman as appropriate.
2. Submit a tree protection plan as needed and a construction parking and staging plan. The plans shall be subject to City approval prior to the issuance of building permits. On street parking is not permitted east of Sheridan Road. Parking and staging for construction vehicles and materials will need to be accommodated on the site. The street must remain passable at all times and access to all neighboring driveways must be unobstructed.

The motion was seconded by Commissioner Culbertson and approved by the Commission by a 6 to 0 vote.

7. Consideration of a request for a Certificate of Appropriateness for replacement

windows at 265 E. Deerpath, Northern Trust Bank.

Property Owner: Northern Trust Bank

Presented by: Zoran Vranjes, Senior Project Manager, CBRE

Matt Mariotti, Woodland Windows and Doors

Jonathan Fine, AIA, Marvin Windows

Chairman Grinnell asked the Commission for any Ex Parte contacts or conflicts of interest. Hearing none, she invited a presentation from the petitioner.

Mr. Vranjes stated that he is overseeing the project on behalf of Northern Trust Bank. He explained that the bank is comprised of three structures, the original building at the corner and two later additions to the east. He stated that the bank plans to replace the windows over a two year period with the work beginning on the original building. He noted that some of the windows in the building have been replaced over the years adding that not all of the windows match the original windows. He stated that the goal of the project is to provide consistent windows around the entire building.

Mr. Mariotti stated that the Marvin Ultimate Series windows are proposed as the replacement windows because the product line offers the ability to customize windows to match the existing windows. He stated that the proposed replacement windows will provide a sustainable long term solution while respecting the historic design of the original windows. He stated that the existing windows are deteriorating, require costly ongoing maintenance, and make it difficult to maintain comfortable temperatures inside the building. He stated that the intent is to work with the company to closely replicate all aspects of the existing windows. He stated for instance that the company has the ability to replicate the crown molding on the large vertical windows. He stated that simulated divided lite windows with spacer bars between the glass will be used. He reviewed the various window types and quantities of each including single hung, double hung, the circular windows on the third level, and the three wide windows. He stated that in the gable end, the trim will likely be left in place. He stated that the brick mold and crown molding on the large windows will be replicated.

Ms. Vollmers confirmed that the original building is located on the corner with two later additions to the east. She stated that the window project is planned to address maintenance issues and for energy conservation purposes. She noted that based on the information available to staff to date, some of the windows in the original building appear to have been replaced over the years. She stated that more detailed information on the existing conditions of each window would be helpful. She acknowledged that the windows around the entire building vary in type and detailing. She pointed out that the bank is undertaking other maintenance work unrelated to the windows including replacement of the flat roof and limited related tuck pointing on the parapet walls as necessary to support the roof replacement. She stated that no work is proposed on the hipped roof elements which are slate.

She stated that the bank has engaged the architectural firm Bulley and Andrews for the roof and tuckpointing work. She stated that with respect to the windows, staff received an updated set of drawings earlier in the date however, additional information is needed to fully understand the existing condition of the windows and the options for addressing deficiencies. She stated that given the importance and prominence of the building, Commission input and direction is requested at this early point in the process. She noted that as currently proposed, several standards do not appear to be met. She encouraged a discussion and exploration of restoration versus replacement and the pros and cons of each approach.

In response to a question from Commissioner Hanson, Mr. Vranjes stated that he was not involved in previous work or replacement of windows which happened in past years. He stated that the wood sills are deteriorated, and it is evident that there have been past attempts to repair the sills in places. He stated that he is unsure what options are available to address the maintenance issues. He stated that Northern Trust is committed to improving the energy efficiency of their properties with new windows and by addressing heating and cooling issues. He acknowledged that he did not explore options for restoration of the existing windows.

In response to questions from Commissioner Dalieri, Mr. Vranjes confirmed that the Bulley and Andrews firm is not involved in the window replacement project. He stated that he believes that out of 32 windows, five may be original in addition to the original large windows.

In response to a question from Commissioner Culbertson, Mr. Mariotti stated that wood windows with exterior aluminum cladding are proposed.

In response to a question from Commissioner Hanson, Mr. Vranjes stated that in the past, it appears that some of the windows in the building were replaced but the original trim remains. He explained that the windows were inserted into the existing frames.

In response to questions from Commissioner Dann-Fenwick, Mr. Fine stated that as planned, the brick mold and the entire jamb will be replaced for the long term sustainability of the building. He stated that it would be difficult to reuse the original brick mold.

Commissioner Dann-Fenwick suggested that there are other ways to improve energy efficiency without replacing the existing windows.

In response to Commissioner Dann-Fenwick, Mr. Vranjes pointed out that the owner of the building has already moved down the path of replacing the original windows in some areas. He stated that the intent is to standardize the windows around the building. He pointed out that the brick molds on the original building and on the additions are different.

In response to a question from Commissioner Culbertson, Ms. Czerniak confirmed that the Commission required restoration of various original windows in Market Square instead of replacement.

Chairman Grinnell encouraged the consultant to look to Ragdale as an example of how to restore original windows. She stated that further due diligence is needed on the part of the petitioner. She encouraged the petitioner to engage a preservation architect with experience in and knowledge about windows. Hearing no further questions from the Commission, she invited public comment.

Paul Bergmann, Lake Bluff resident, stated that Stanley Anderson designed the original building on the corner of Deerpath and Bank Lane in 1930, his father designed the 1967 addition, and Diana Melichar designed the easternmost addition in the late 1980's. He stated that he has many of the plans available and offered to provide the petitioner with the details of the brick molds. He commented on the importance of carefully weighing the opportunities to restore and repair windows against replacing windows. He noted two local examples of addressing windows; at Ragdale where 70 windows were rebuilt from brick mold to brick mold. He stated that laminated glass was used with a plastic film for insulation and UV protection. He stated that at the Lake Forest Library 28 double hung windows were restored. He stated that both projects were accomplished on a cost effective basis. He noted that as needed, windows can be rebuilt by cutting out rotten pieces of wood and replacing them from the available inventory of old growth lumber. He stated that stripping off the paint can reveal the moldings. He noted that there is a precedent in Lake Forest for restoring windows in public buildings. He stated that old growth Ponderosa Pine retains the original resins.

Jim Opsitnik, 971 Verda Lane, stated that he was a past President of the Lake Forest Preservation Foundation and managed the restoration of the east Lake Forest Train Station for the Foundation and the City. He stated that he also guided the restoration of the entrance gates at King Muir and Deerpath, on Castlegate, and on Melody Road. He stated that he lives in the home Stanley Anderson originally built for himself and added storm windows to the home and retained the original windows. He stated that he is on the advisory committee for the ongoing renovations at Lake Forest High School and pointed out that decisions around the windows on that building are a critical piece of the committee's discussion. He stated that new windows do not last in the same way that original windows do. He submitted a packet of information on windows. He cautioned that replacement windows can destroy the architectural integrity of a building.

Jan Gibson, 59 Franklin Place, read a statement from the Lake Forest Preservation Foundation which was submitted to the Commission in advance of the meeting. She noted that the Onwentsia Club is another local example where proper stewardship of the original windows occurred. She stated that the windows in the Northern Trust

Bank building should not be replaced. She stated that in her opinion, the applicable standards are not met.

Wendy Forbes, Project Manager for Marvin, asked if the Commission would be more amenable to replacement windows if they were wood. She asked if the impact of needing to remove a window for some time to allow for restoration is a factor in the Commission's decision. She noted that if windows are removed, employees may be displaced from offices. She asked what type of window was used in the latest addition to the building.

Hearing no further requests to speak from the public, Chairman Grinnell invited a response to public testimony from the petitioner.

Mr. Mariotti stated that he respects the passion for restoration of original windows. He noted however that Marvin has nearly duplicated similar Palladian windows. He stated that the casing will match the existing casing. He stated that he would like the community to be happy with the end product. He stated that there are existing inconsistencies around the building. He suggested that it may be possible to restore some of the windows but noted that will result in continued inconsistencies in the windows around the buildings.

In response to a question from Chairman Grinnell, Ms. Vollmers confirmed that the entire building is under the Commission's purview.

Chairman Grinnell invited final comments from the Commission.

Commissioner Petit stated that a detailed inventory of the existing windows is needed. She pointed out that the Commission's work is guided by 17 Standards only four of which appear to apply to this petition. She stated that in her opinion, based on the information presented to date, one of the applicable standards is partially met and the other three are not met. She stated that it would be beneficial for the petitioner to engage a restoration expert who will be able to speak to the feasibility and pros and cons of restoration. She stated that with that information, the petitioner and the Commission will be in a better position to make an educated decision. She stated that a comparative analysis is needed, restoration versus replacement.

Commissioner Dalieri pointed out that cost considerations are not under the Commission's purview. She agreed that an expert should weigh in on the options available and the pros and cons of each.

Commissioner Dann-Fenwick agreed that more information is needed including how many of the windows are original. She noted that the large windows are significant.

Commissioner Hanson noted that Standards 12, 15 and 17 should be carefully considered by the petitioner adding that currently, the Standards do not appear to be met. He noted that there are many publicly accessible historic buildings in the

community that have successfully restored, rather than replaced windows. He stated that information should be provided on all of the windows, the brick mold, trim, and muntins. He encouraged preservation of original wood on the exterior of the building.

Commissioner Culbertson commented that this is a complicated project. He noted the importance of assuring that the historic integrity of the building overall is preserved.

In response to a question from Commissioner Hanson, Ms. Czerniak stated that the Commission can encourage the petitioners to engage a consultant with expertise in windows but cannot require the use of a specific consultant.

Commissioner Hanson noted that from the comments offered by the petitioner's team, the goals of the petitioner, and the Commission appear to be aligned.

Commissioner Dalieri stated that the windows should be inventoried to include the window type, condition, date installed, and material. She asked that samples of any proposed replacement windows be presented when the petition returns to the Commission.

Hearing no further comments from the Commission, Chairman Grinnell invited a motion.

Commissioner Culbertson made a motion to continue the petition with the following direct to the petitioners.

1. Prepare and submit an inventory of the existing windows including type, condition, material, and whether the windows are original or replacements.
2. Consider engaging a consultant with expertise in window restoration to advise on the pros and cons of restoration versus replacement.

The motion was seconded by Commissioner Petit and approved by the Commission by a 6 to 0 vote.

OTHER ITEMS

5. Opportunity for the public to address the Historic Preservation Commission on non-agenda items.

There were no additional public comments.

6. Additional information from staff.

The meeting was adjourned at 9:50 p.m.

Respectfully submitted,
Abigail Vollmers

Senior Planner, Community Development