

Historic Preservation Commission
Proceedings of the February 26, 2025 Meeting

A meeting of the Lake Forest Historic Preservation Commission was held on Wednesday, February 26, 2025, 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, Robin Petit, and Leif Soderberg.

Commissioners absent: none

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 December 10, 2024 and the January 22, 2025 meetings of the Commission.

The minutes of the December 10, 2024 and January 22, 2025 Historic Preservation meetings were approved as submitted.

3. Continued consideration of a request for a Certificate of Appropriateness for a screen porch addition, a garage addition, and exterior alterations at 464 Oakwood Avenue.

Property Owner: 464 Oakwood Avenue LLC, Stephen & Allison Brewster
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 provided some history of the property and stated that the detached garage was a later addition. She described the architectural style as vernacular Italianate. She reviewed the proposed modifications to the front porch noting that the second story balustrade will be removed. She stated that the shutters on the first floor windows will be removed, and new copper gutters and downspouts will be installed. She stated that the addition of a screen porch is proposed on the south side of the house, setback 129' from the street. She stated that landscaping will be installed on all sides of the screen porch for privacy. She described the proposed

addition to the rear of the garage noting that the roofline of the addition falls below the existing roofline of the garage. She pointed out that the detached garage was originally built to house carriages and does not accommodate today's vehicles. She described the changes proposed to the garage doors to improve functionality.

Ms. Vollmers stated that the original materials of the home are not impacted by the proposed modifications noting that the front porch is a replacement from the 1980's. She stated that no variances are requested.

In response to a question from Commissioner Hanson, Ms. Melichar described the proposed balusters as thicker than the existing balusters, spaced closer together, and taller. She confirmed that the shutters on the second story windows will remain.

In response to a question from Commissioner Petit, Ms. Melichar stated that the screen porch is sided with individual panels with portal framing, separated by columns.

In response to questions from Commissioner Culbertson, Ms. Melichar explained how the screen porch roof will attach to the side of the house and confirmed that gutters and downspouts will be installed.

In response to a question from Commissioner Dann-Fenwick, Mr. Melichar stated that the picket fence will remain, and additional plantings will be added to the site for privacy for the homeowners and the neighbors.

In response to a question from Chairman Grinnell, Ms. Melichar reviewed the details of the screen porch.

Hearing no further questions from the Commission, Chairman Grinnell invited public comment. Hearing none, she invited final questions and comments from the Commission.

Commissioners Dann-Fenwick, Culbertson, Petit, Dalieri, and Hanson stated support for the petition.

Commissioner Soderberg stated support for the petition and thanked the petitioners for their careful work and stewardship of the home now before the Commission and of the other homes they have owned in Lake Forest.

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

Commissioner Hanson made a motion to grant a Certificate of Appropriateness approving garage and screen porch additions and approving alterations to the front porch and front elevation of the residence at 464 Oakwood Avenue. He stated that the motion is based on the findings detailed in the staff report and stated that the

Commission's deliberations are incorporated as additional findings. He stated that the motion includes the following conditions of approval.

1. Submit plans for permit that are consistent with the plans on which the Commission based its approval. Any and all changes or refinements made to the plans after the Commission's review, including those made in response to Commission comment and direction and those made 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 permitted however, the street must remain passable at all times and access to all neighboring driveways must be unobstructed.

The motion was seconded by Commissioner Soderberg and approved by the Commission by a 7 to 0 vote.

4. Continued consideration of a request for a Certificate of Appropriateness for window restoration and replacement and exterior restoration work at 3 S. Green Bay Road.

Property Owner: Richard Golf & Suzette Vela

Presented by: Dan Menitoff & Eric Kraus, Dan Menitoff Architects

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

Mr. Golf stated that he and his wife recently purchased the property. He stated that they previously renovated several houses in other communities.

Mr. Kraus commented on the history of the house and pointed out the additions constructed in 1935 and designed by David Adler. He called attention to the French doors which appear to have been protected by wood storm doors from the time of the original installation. He noted that the storm windows on the rest of the windows were likely not installed until years later, in 1970's or 1980's. He explained that as a result, the double hung windows are in very poor condition. He presented historic images of the house and current photos. He stated the intention to remove paint from the bricks on the front façade using available new methods to minimize damage. He stated that if the condition of the brick does not allow it to be left natural, a lime wash may be needed. He stated that the existing shutters are a mix of materials and styles and will be replaced with wood shutters to match the original shutters. He described the proposed replacement windows and hardware in detail. He stated that the original muntins will be replicated and noted that storm windows will no longer be needed due to the thermal glazing of the new windows.

Ms. Vollmers confirmed that prior to the recent sale, the previous owner lived in the home for several decades. She stated that based on the information submitted by the petitioner, the double hung windows are in serious disrepair, missing some components, and have varying types of hardware. She stated that the petitioner noted that at some time in the past, after the windows were already deteriorating, storm windows were installed and affixed to the middle of the brick mold leaving a portion of the trim exposed to the weather and visually obstructing a portion of the windows. She stated that for maintenance reasons, aluminum clad wood windows are proposed. She stated that the cleaning process for the brick appears appropriate. She stated that replacement of the roof with asphalt shingles and the installation of new gutters are planned. She stated that findings in support of the petition are detailed in the staff report.

In response to questions from Commissioner Hanson, Mr. Kraus confirmed that the owners' preference is to leave the brick untreated after cleaning depending on the condition of the brick and on whether the brick on the later additions matches the brick on the original residence. He confirmed that the wood storm doors on the French doors will be restored.

In response to questions from Commissioner Dalieri, Mr. Kraus presented samples of the proposed windows. He stated that to the extent possible, the aluminum clad wood windows will appear similar to the original double hung windows. He explained that aluminum clad wood windows are preferred for durability and maintenance reasons and to avoid the need for storm windows.

Commissioner Dalieri stated that in her opinion, Standard 12 is not met with the proposed aluminum clad wood windows.

In response to a question from Commissioner Hanson, Mr. Kraus confirmed that the interior finish of the windows will match the sample presented.

In response to a question from Commissioner Soderberg, Mr. Kraus pointed out the distance between the replacement aluminum clad wood windows and the front door and side lites which will be restored rather than replaced.

In response to a question from Commissioner Petit, Mr. Kraus confirmed that the replacement shutters will be mounted in the same manner as the existing shutters, with the original hardware. He explained that the replacement garage door will be painted metal with an appearance similar to the existing door. He reviewed the proposed paint colors noting that the accent color will be darker than the existing color which is faded. He pointed out the windows from which the shutters will be removed.

In response to a question from Commissioner Culbertson, Mr. Kraus stated that the color of the garage doors will match the shutters.

In response to a question from Commissioner Dann-Fenwick, Mr. Kraus stated that the proposed replacement windows are a Marvin product with a profile that will match the original windows. He confirmed that the original brick mold casing will also be replicated. He stated that he does not have information comparing the thermal qualities of the aluminum clad and wood windows. He stated that in his experience, wood windows are 30 to 40 percent more expensive than aluminum clad windows.

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

Ray Buschmann, 977 Kirkhill Lane, spoke on behalf of the Lake Forest Preservation Foundation and noted that a letter from the Foundation was sent to the Commission in advance of the meeting. He stated that the Foundation strongly encourages restoration of the existing original wood windows and other associated historic materials.

James Shearron, 66 Atteridge Road, suggested that the original color of the shutters may be the accent color used at Crabtree Farm given the family connection between the past owners of the property.

Chairman Grinnell invited a response to public testimony from staff.

Ms. Vollmers stated that based on the information submitted by the petitioner, many of the windows are deteriorated, missing components, and lack of uniformity.

Chairman Grinnell invited final questions from the Commission.

In response to questions from Commissioner Dalieri, Mr. Kraus confirmed that a window restoration consultant reviewed the project and noted that the rope and chain pulleys could not be restored and advised that replacing the windows would be a better option than restoration. He stated that given the existing inconsistencies between the windows, restoration will not result in a consistent look.

In response to a question from Chairman Grinnell, Ms. Vela stated that no information is available on the original paint color of the trim. She stated a desire to restore the home and agreed to continue to work to determine the appropriate approach. She noted that the original architect of the home was Walter Frazier.

Chairman Grinnell invited final comments from the Commission.

Commissioner Dann-Fenwick requested that the potential for restoration of the windows and associated element be researched further.

Commissioner Culbertson expressed support for replacement of the windows with the aluminum clad windows as proposed to achieve consistency across the home. He stated support for the color palette as proposed.

Commissioner Petit stated support for the aluminum clad wood windows. She expressed interest in the results of the paint removal process proposed.

Commissioner Hanson thanked the petitioner for replacing the roof with an asphalt product rather than a synthetic product. He stated that restoring the windows that are not worthy of restoration is not practical. He stated support for the petition.

Commissioner Daliere stated support for replacing the windows with wood windows to satisfy the Commission's standards.

Commissioner Soderberg agreed with Commission Daliere. He stated support for restoration, no replacement, of the side lites at the entrance door.

Chairman Grinnell expressed support for wood replacement windows with thermal glass.

In response to a question from Commissioner Hanson, Chairman Grinnell stated that the Commission has approved aluminum clad wood windows on new construction.

In response to a question from Commissioner Culbertson, Ms. Czerniak stated that the Commission has approved both wood and aluminum clad wood replacement windows in the past. She stated that on homes associated with significant architects, replacement with wood windows, if restoration is not possible, is more common.

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

Commissioner Soderberg made a motion to grant a Certificate of Appropriateness for 3 S. Green Bay Road approving restoration of the side lites at the front door and the double hung windows in the bay windows, approving the replacement of the double hung windows around the residence, and approving replacement of the windows on the pool house with aluminum clad wood windows. He stated that the findings in the state report are adopted as part of the motion as the basis for the approval and added that the deliberations of the Commission are incorporated as additional findings. He stated that the approval is subject to the following conditions of approval.

1. Submit plans for permit that are consistent with the plans on which the Commission based its approval. Any and all changes and enhancements made to the plans after the Commission's review, either in response to the Commission's comments or direction, 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. No on street parking for contractors or construction vehicles is permitted on Green Bay Road or on Onwentsia Road near the corner.

The motion was seconded by Commissioner Dann-Fenwick and approved by the Commission by a 7 to 0 vote.

5. Consideration of a request for a Certificate of Appropriateness for additions, exterior modifications, and a building scale variance for property located at 1051 Meadow Lane.

Property Owner: David & Jennifer Neighbors

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

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 referenced the statement of intent in the Commission's packet and noted that the property owners are out of town and not in attendance.

Mr. Shearron reviewed the demolition plan and the proposed additions. He noted that the additions are located to respect the original architecture of the house. He presented conceptual renderings of the areas where work is proposed. He stated that existing materials will be reused to the extent possible, adding that new materials will match the existing. He noted that in particular, the timbers on the open porch will be reused or replicated. He reviewed details of the additions and pointed out that the gutter collector boxes will be a simplified version of those on the main house to respect the hierarchy or the original structure. He stated that the windows removed will be used on the additions adding that any new windows will match the existing windows in style and material. He distributed inspirational photos of homes designed by Harrie T. Lindeberg to support the proposed multiple window configuration on the of the dining addition. He stated that the proposed front gates are a replication of the original oak gates. He explained that the changes to the garage doors are proposed to make the garage more functional for today's vehicles.

Ms. Vollmers stated that as noted in the petitioners' statement, the proposed changes are to make the home more functional. She stated that modifications are proposed in the service wing of the residence including additions. She stated that the original historic home exceeds the allowable square footage by 32% and the proposed additions further increase the overage by 5%. She stated that the property was subdivided in 1957 leaving the original home on a smaller lot than originally intended. She stated that the staff report offers findings in support of the petition. She noted that

the Zoning Board of Appeals recently recommended approval of a rear yard setback variance for the proposed addition.

In response to questions from Commissioner Dann-Fenwick, Mr. Shearron confirmed that the wall will be reconstructed using the existing bricks to the extent possible. He stated that the ogee detail from the original wall is not proposed on the new wall because of the smaller scale of the wall. He confirmed that the French doors on the addition are steel to match the original doors and stated that there will only be one row of lites in the transom window above the door. He stated that the expanse of windows is desired by the petitioners for natural light and to provide views into the garden. He pointed out that similar windows are features of other Lindeberg homes.

In response to questions from Commissioner Hanson, Mr. Shearron explained that the transom pattern was reduced to a single row to reflect an appropriate hierarchy. He stated that the gates will not be automated and will likely be left in an open position.

In response to questions from Commissioner Dalieri, Mr. Shearron stated that the kitchen ceiling will remain low, but the family room ceiling will be open to the roof peak. He stated that the interior staircase will be adjusted but will remain. He stated that a pre-aging process will be considered for the roof material. He stated that the gutter will be lead coated copper.

In response to questions from Commissioner Soderberg, Mr. Bories confirmed that replicating the bay window for the family dining addition was considered but doing so diminished the importance of the original form.

In response to questions from Commissioner Hanson, Mr. Shearron confirmed that the roof is clay tile.

Chairman Grinnell complimented the project. Hearing no further questions from the Commission, she invited public comment. Hearing none, she invited final comments from the petitioner or staff, hearing none, she invited final comments from the Commission.

Commissioners Dann-Fenwick and Petit stated support for the petition.

Commissioner Hanson stated support for the petition and thanked the petitioners for the renderings noting they were helpful in explaining a complex petition.

Commissioner Dalieri thanked the petitioner for staking the site noting that the proposed siting appears to work well with the neighboring houses. She stated support for the petition.

Commissioner Soderberg commented that the proposed additions will not be visible from the street. He stated support for the petition.

Chairman Grinnell agreed with the comments of the other Commissioners and stated that the appearance of mass is not increased as a result of the proposed additions. She thanked the petitioners for the thoughtful design. Hearing no further comments from the Commission, she invited a motion.

Commissioner Dalieri made a motion to grant a Certificate of Appropriateness for 1051 Meadow Lane approving additions, alterations, and a building scale variance. She stated that the motion is based on the findings as detailed in the staff report and noted that the Commission's deliberations are incorporated as additional findings. She stated that the motion included the following conditions of approval.

1. Submit plans for permit that are consistent with the plans on which the Commission based its approval. Any and all changes and enhancements made to the plans after the Commission's review 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 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 permitted however, the street must remain passable at all times and access to all neighboring driveways must be unobstructed.

The motion was seconded by Commissioner Petit and approved by the Commission by a 7 to 0 vote.

6. Consideration of a request for a Certificate of Appropriateness for replacement of a cedar shingle roof with synthetic material at 1536 Estate Lane.

Property Owner: Bruce & Julia Burnham

Presented by: Michael Denton, Redhawk Roofing, Inc.

Chairman Grinnell asked the Commission for any Ex Parte contacts or conflicts of interest.

Commissioner Culbertson recused himself because of his friendship with the petitioner's representative.

Mr. Denton referred to the statement of intent from the homeowner and offered to answer questions from the Commission.

Ms. Vollmers explained that the original "Milk House" was a simple A frame structure with an asphalt roof. She stated that various additions and alterations were made to the structure once it was adapted for use as a single family residence and the original asphalt roof was replaced with cedar shingles as part of the changes. She stated that

the structure is designated as a Local Landmark. She stated that based on the information submitted by the petitioner, the request for approval of a synthetic roof is driven by insurance considerations. She added that the petitioner's roofer stated that the hyphen portion of the roof is too shallow for asphalt shingles.

In response to questions from Commissioner Hanson, Mr. Denton pointed out the shallow portion of the roof. He added that asphalt shingles are not suitable for the mansard roof or the sides of the dormer. He stated that asphalt shingles can delaminate when used in vertical installations.

In response to questions from Commissioner Hanson, Ms. Vollmers stated that the architect of record for the Lasker Estate is David Adler. She noted however that it is unclear whether or not he was involved in the design of the milk house or if the structure remained from a previous farm and was altered by Mr. Adler.

In response to a question from Commissioner Petit, Ms. Vollmers stated that notice of the petition was not sent to all of the owners of Lasker Estate outbuildings only to those within the required notice area. She stated that she is not aware of any communication with the various owners about roofing materials. She stated that the main estate residence is roofed with clay tiles, and the various outbuildings are roofed with either asphalt or cedar shingles. She stated that the owner of the subject property indicated that he does not believe that either clay tile or slate are appropriate and noted that the synthetic imitation wood shingle product is closest in appearance to what exists today on his home.

In response to questions from Commissioner Dann-Fenwick, Mr. Denton explained that the low pitch roof is problematic because it does not shed water quickly. He stated that using asphalt shingles on vertical walls is not recommended because the shingles can slip down and delaminate. He stated that the proposed synthetic shake tiles are tapered.

In response to questions from Chairman Grinnell, Ms. Vollmers stated that to date, no other owners of Lasker Estate properties have contacted the City about installing synthetic roof products. She acknowledged that the request before the Commission could set a precedent for other similar structures.

Commissioner Petit suggested that all of the owners of Lasker Estate properties be notified of the petition to allow an opportunity for input prior to a decision by the Commission.

Commissioner Dalieri noted that the roof form is complex and very visible.

Commissioner Soderberg pointed out that the house has undergone many changes over time and pointed out that there is a variety of building types and roof materials in the area.

Chairman Grinnell asked that the Commission have an opportunity to hear from the petitioner directly.

Commissioner Hanson stated that in his opinion, the standards for approving a synthetic roof product are not met with this petition noting in particular that the structure is associated with a significant architect and is very visible from the street without landscaping to soften the views of the synthetic product. He stated support for continuing consideration of the petition.

Commissioner Dann-Fenwick noted that Standard 13 is not met with the proposed synthetic roof material in this case. She stated that she is not inclined to support the petition.

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

Mr. Buschmann, representing the Lake Forest Preservation Foundation, noted that the Foundation did not submit comments because there are conflicting opinions on the petition from Foundation members. He stated that overall, the Foundation encourages consideration of an asphalt roof. He acknowledged issues with cedar roofing material. He noted that a proposal for a Lasker Estate Local Historic District is under consideration by the Foundation. He stated support for continuing the petition to allow the homeowners to present their request.

Hearing no further requests to speak from the public, Chairman Grinnell invited a motion from the Commission.

Commissioner Hanson made a motion to continue consideration of the request for approval of a synthetic roof product at 1536 Estate Lane with direction to explore cedar and asphalt options and provide notice to the owners of other Lasker Estate structures.

The motion was seconded by Commissioner Petit and approved by the Commission by a 5 to 1 vote with Commissioner Soderberg voting nay for reasons previously stated. Commissioner Culbertson abstained.

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.

Ms. Vollmers stated that staff will follow up with the Commissioners to confirm availability for the March and April meetings.

The meeting was adjourned at 9:35 p.m.

Respectfully submitted,

Abigail Vollmers
Senior Planner, Community Development Department