

Historic Preservation Commission  
Proceedings of the February 28, 2024 Meeting

A meeting of the Lake Forest Historic Preservation Commission was held on Wednesday, February 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: Acting Chairman Lloyd Culbertson and Commissioners Elizabeth Daliere, Robin Petit, Geoffrey Hanson, Leif Soderberg, and Tina Dann-Fenwick

Commissioners absent: Chairman Maureen Grinnell

City staff present: Catherine Czerniak, Director of Community Development

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

Acting Chairman Culbertson 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 January 30, 2024 meeting of the Commission.**

The minutes of the January 30, 2024 meeting were approved with a correction as requested by Chairman Grinnell.

**3. Consideration of a request for a Certificate of Appropriateness for Continued consideration of a request for a Certificate of Appropriateness for a replacement terrace at the northwest corner of the Gorton Center at 400 Illinois Road.**

Property Owner: The City of Lake Forest

Tenant: Gorton Center, Amy Wagliardo, Executive Director

Representative: Ornella Gregorutti, Edward Deegan Architects

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

Mr. Deegan stated that his firm was engaged after the Commission's first review of this project to prepare design options in response to the comments offered by the Commission. He stated that the existing terrace located at the northwest corner of the Gorton building is in poor condition due to water damage and needs to be replaced. He stated that the goal is to provide increase the size of the terrace modestly, to the extent possible, as part of the replacement. He stated that after reviewing various design options with members of the Gorton Center Board and staff,

and City staff, the best path forward was determined to be a design that closely resembles the existing understated terrace. He stated that the materials and design details remain generally the same as those of the existing terrace. He stated that the proposed design provides a modest increase in usable terrace space but noted that when viewed from the parking lot or street, the increase in size will likely not be noticeable. He presented an overlay of the proposed terrace and the existing terrace and presented the proposed site plan. He pointed out the area where the width of the terrace is increased by six feet. He presented the recommended design option with the steps located at the northwest corner of the terrace maintaining the rectangular form of the terrace. He presented an alternate design with the steps on an angle to mirror the diagonal wall at the northwest corner of the building. He stated that the angled stairway divides the terrace into two sections. He stated that the sidewalk along the west side of the terrace is reconfigured slightly to straighten it out and eliminate an area where water ponds. He stated that as part of the terrace replacement project, drainage will be addressed with gutters, downspouts and below grade drainage. He reviewed the elevations and materials. He noted that the brick piers will be capped with limestone. He stated that wrought iron railings are proposed and will replicate the design of the existing railings. He reiterated that the terrace is intended to be understated and secondary to the historic building.

Ms. Czerniak confirmed that after a preliminary design for the replacement terrace was presented to the Commission in December, the City engaged Edward Deegan architects to assist with the project. She stated that representatives from Deegan architects met with City Building Maintenance staff to understand the issues with the current terrace and met with representatives of the Gorton Center Board and staff. She reiterated that the reason for the project is to address drainage issues around the terrace which have led to structural deterioration. She stated that replacing the terrace provides the opportunity to increase the size slightly, to make it more functional for a limited numbers of tables and chairs. She stated that at the widest point, the terrace is 16 feet across allowing for a nice layout of tables and chairs. She stated that the recently updated Special Use Permit recognizes that the terrace is intended for passive activities, not large or organized gatherings. She noted that "uses" are not under the purview of the Commission, only the design aspects of the terrace. She reviewed that brick, limestone, and a wrought iron railing are proposed for the terrace. She stated that the replacement terrace as now proposed is understated, slightly larger than the existing terrace, but designed and configured to avoid detracting from or upstaging the historic entrance to the building. She noted that the staff recommendation supports the design which locates the stairs at the northwest corner of the terrace, retaining the rectilinear shape. She acknowledged that Gorton Center representatives prefer the design which locates the stairs on an angle to align with the angular element of the later addition to the historic building. She noted that from a maintenance perspective, the angled stairs create areas likely to collect debris and leaves. She added that the angled stairs terminate at a solid wall, not a doorway, and divide the terrace into two different areas limiting options

for placing tables and chairs. She stated that new landscaping will be planted around the base of the terrace.

In response to questions from Commissioner Hansen, Ms. Czerniak confirmed that the trees that will be removed are not high quality adding that the trees need to be removed to address the drainage issue. She confirmed that the base of the terrace will be landscaped with appropriate plantings selected to thrive in a limited area and recognizing the potential for impact from salt during the winter.

In response to questions from Commissioner Dann-Fenwick, Ms. Czerniak stated that there is no intention to install permanent tables and chairs. She said that seasonal outdoor furniture will be used.

In response to questions from Commissioner Petit, Mr. Deegan stated that not only lighting for safety as required by the Code is planned on the terrace and stairs.

In response to questions from Acting Chairman Culbertson, Mr. Deegan explained that the area to the south of the expanded terrace in which the gas lines and hose bib are located will be modified as needed to address drainage issues but will generally not be altered.

Hearing no further questions Acting Chairman Culbertson invited public testimony.

Mary Sanders, 391 E. Deerpath, stated that she lives in one of the three homes adjacent to the Gorton property to the north that are directly impacted by the activities at the Gorton Center. She stated that activities at Gorton have increased since 1982 when the Stuart Room was added. She stated that considerable activity takes place in the Stuart Room. She stated that the proposed terrace will add more noise and activity close to the neighboring homes. She stated that the City's Preservation Ordinance speaks to protecting and enhancing historic areas and sites, safeguarding the City's cultural heritage, and encouraging orderly and efficient development. She stated that her property and her neighbors' properties are Contributing Properties in the Historic District. She stated that an outside terrace for parties and activities is a questionable use in the Historic District in the heart of Lake Forest. She stated that she owns one of the oldest coach houses in Lake Forest and pointed out that the windows of the coach house overlook the Gorton property. She stated that historically, there was not a terrace at the northwest corner of the building adding that the existing terrace was intended only as an emergency exit. She stated that the Stuart Room addition was built on a ravine adding that is the cause of the drainage issues. She stated that an expanded terrace will still experience drainage issues. She stated that in her opinion, there is no reason or need for the terrace. She stated that the expanded terrace will change the character of the Historic District and impact her home and her neighbors' homes. She stated that a study should be conducted before any money is put into the Gorton building or site because it is on a ravine. She stated that the footprint of the Gorton building should not be increased.

Andrew Trees, 1410 Green Bay Road, Chairman of the Gorton Board, thanked the City for partnering with the Gorton Center to address the drainage issues impacting the existing terrace and to make use of the terrace more comfortable with a slight expansion. He stated that the Gorton Board and staff are happy with either design option noting that the terrace is in keeping with the character of the building. He stated that replacing the terrace should not result in any increase in activity beyond what currently exists at the Gorton Center.

Amy Wagliardo, Executive Director of Gorton Center, stated appreciation for the City's work on this project. She reiterated that the main goal from the start has been to address the drainage issue. She reiterated that although the Gorton representatives prefer the design with the angled stairs, they welcome either plan.

Lisa Wolf, 920 E. Deerpath, member of the Gorton Board, stated that although Gorton representatives support both design options, the angled stairs relate to the angled portion of the building. She acknowledged that if it was an option, all parties would likely re-work the earlier addition to remove the angle at the corner. She stated that because the angle is there, the stairs will re-enforce it. She stated that the Gorton Center appreciates the additional space on the terrace that will be offered by either design option.

Mary Saville, 383 Illinois Road, stated that she lives across the street from the Gorton Center. She stated that she understands Ms. Sanders concerns about noise and activity noting that summer evenings are dominated by concerts at the Gorton Center. She stated that she contacted the Winnetka Community House which is located in a neighborhood to inquire about how they managed the associated outdoor area and learned that good management on site is essential and is as important as the design aspects.

Acting Chairman Culbertson invited final questions from the Commission.

In response to questions from Commissioner Dalieri, Ms. Czerniak confirmed that the purview of the Commission is the design and materials of the terrace. She reiterated that the City Council recently established numerous conditions intended to manage and limit events at the Gorton Center.

In response to a question from Commissioner Petit, Ms. Czerniak confirmed that as part of the Commission's review, approval of one of the two design options presented is appropriate. She reiterated that the staff recommendation is in support of the stairs that conform to the rectilinear form of the historic building.

In response to a question from Commissioner Dann-Fenwick, Ms. Czerniak stated that she believes that the terrace was constructed at the same time as the Stuart Room

addition. She stated that the terrace, although it serves as an emergency exit from both the Stuart and Nagel Rooms, was constructed and sized for limited passive use.

In response to a question from Acting Chairman Culbertson, Ms. Czerniak confirmed that the City Engineer is involved in seeing that the drainage issue is addressed.

Hearing no further questions from the Commission, Acting Chairman Culbertson invited a rebuttal to public comment.

Ms. Wagliardo stated that the recently approved Special Use Permit includes several conditions including a requirement that Gorton Center staff be on site to manage events to assure compliance with the conditions put in place by the City Council.

Acting Chairman Culbertson invited comments from the Commission.

Commissioner Soderberg stated that he has seen the evolution of the Gorton building over the past 40 years. He stated that he is supportive of the plan as presented and as recommended by staff. He stated that he is persuaded by the maintenance arguments.

Commissioner Dann-Fenwick stated that the angular nature of the stairs in the second option is very distracting. She stated that, in her opinion, it is not appropriate to re-enforce the angled wall element at the corner of the building. She stated support for the design option with the rectilinear stairs.

Commissioner Dalieri stated that the plan is much improved from the initial design that was presented to the Commission. She stated that landscaping will cover the base of the terrace and stated support for either design option presented.

Commissioner Hansen agreed that the angled wall element at the corner of the Gorton building should never have been allowed but commented that since it is there, there is some logic to the angled stairway. He stated that it is awkward to approach Gorton, which is a welcoming place, and be confronted with a wall. He stated support for design option B.

Commissioner Petit, stated support for design option A noting that the majority of the building is very rectilinear. She pointed out that the rectilinear stairs work well with the adjacent sidewalk. She noted, for the record that the Lake Forest Preservation Commission and City staff recommended approval of the rectilinear stair configuration.

Acting Chairman Culbertson agreed that the current proposal is a vast improvement over the design option presented at an earlier Commission meeting. He commended the Gorton Center representatives for being willing to go back to the drawing board and incorporate the comments from the Commission. He stated a preference for the

design option with the rectilinear stairs. He noted that option opens directly on to the parking lot which helps to divert pedestrian traffic and activity away from the neighboring properties to the north. He stated that the rectilinear option aligns more closely with the historic west façade of the building and provides for slightly more useable space on the terrace. He stated that he is sympathetic to the neighbors' concerns about noise and activity at the Gorton Center but noted that uses, and limitations on uses, are not under the purview of the Commission. Hearing no further comments from the Commission, he invited a motion.

Commissioner Soderberg made a motion to grant a Certificate of Appropriateness for a replacement terrace at the Gorton Center, 400 Illinois Road. He stated that the approval is for the design option with the rectilinear stairs and noted that the approval is based on the findings detailed in the staff report and adopted by the Commission. He stated that the approval is subject to the following conditions.

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 and a copy of the plans presented to the Commission must be included for comparison purposes. 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.
3. Submit a landscape plan for plantings around the base of the terrace and, as space allows in the determination of the City's Certified Arborist, a new tree or two to provide some shade.

The motion was seconded by Commissioner Dalieri and was unanimously approved by a vote of 6 to 0.

**4. Consideration of a request for a Certificate of Appropriateness for 604 College  
Consideration of a request for a Certificate of Appropriateness for a building  
scale variance to allow an open porch to be enclosed and a connection  
between the residence and the garage on property at 605 College Road.**

Property Owner: Mani and Dana Kumar  
Representative: Diana Melichar, architect

Acting Chairman Culberson asked the Commission for any Ex Parte contacts or conflicts of interest. Hearing none, he stated that he has worked with Diana Melichar's firm in the past but has no current business relationship with the firm. He

stated that he is able to consider the petition objectively. He invited a presentation from the petitioner.

Ms. Melichar provided background on the home noting that historically, it was known as Linden Lodge. She stated that the residence was designed by Frost and Granger in 1903 in the modern English style which is reflected in the simple building forms and rough stucco walls, and the Prairie style as reflected in the ribbon windows on the sunroom. She stated that a detached garage was added in 1985. She noted the area of the proposed project and explained that the outdoor pathway between the rear open porch and the garage is a safety concern because of weather exposure, darkness, the change in floor level, and the circuitousness of the route. She added that the house lacks mudroom amenities found in most homes today. She presented an image of the proposed mudroom and explained that the plan proposes enclosing the open porch for a mudroom and constructing a connection between the new mudroom and garage. She stated that although the proposed mudroom is just 123 square feet it will provide a significant improvement in the functionality and safety of the home. She presented elevations of the area of the proposed work. She stated that the architecture and fenestration on the porch enclosure and connection are in keeping with elements on the residence adding that the porch and connection will be subordinate to the house and garage. She presented a roof plan and explained that the modest changes will be tucked discreetly behind the home and garage and will be almost imperceptible from off of the property. She presented photos of the dense evergreen vegetation located along the south property line the area of the proposed modifications and the neighboring home to the south. She stated that no changes are planned to the fencing and landscaping. She stated that the only exterior lights will be those required by Code and needed for safety. She stated that any lights will be used only for short periods of time as the owners are moving between the house and the garage. She stated that the small changes proposed will provide significant improvements in the functionality of the house. She stated that there is a need for the project, that it will be compatible with the existing architecture and materials and will not negatively impact neighboring properties.

Ms. Czerniak stated that the proposed modest addition is well design and appears to meet the criteria for a building scale variance. She stated that allowing modest improvements to historic homes is important to enhance livability. She stated that findings in support of a building scale variance are detailed in the staff report and standard conditions of approval are recommended.

In response to questions from Commissioner Dann-Fenwick, Ms. Melichar stated that as construction drawings are developed, the pitch of the roof for the area proposed for modification will be looked at closely. She stated that a primary goal is to minimize the height of the added elements to the extent possible.

In response to questions from Acting Commissioner Culbertson, Ms. Melichar explained how the connection element will be integrated with the existing roof. She

pointed out that there is a space between the ceiling height of the proposed mudroom and the original roof. She stated that over framing, which is quite common with additions, will be used. She confirmed that the framing will be inside adding that the low pitch of the roof is part of the solution.

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

Mr. Kumar, the homeowner, thanked the Commission for considering the project. He stated that both the neighbors to the south and east are supportive of the project. He stated that the neighbor to the south is appreciative that the open stairs will be removed as part of the project.

Hearing no further public comment, Acting Chairman Culbertson invited final comments from the Commission.

Commissioner Soderberg complimented the plan and stated that the criteria for a building scale variance appear to be satisfied. He stated that the proposed addition is small and out of sight and will not significantly impact the property.

Commissioner Dalieri stated that she is generally in favor of mudrooms. She complimented the plan. She said that usually, she is not in favor of variances to allow the square footage to be exceeded but noted that in this case, the overage is small, and the result improves the utility of the home. She stated that the proposed changes will not negatively impact the historic character of the home.

Acting Chairman Culbertson stated that the requested building scale variance is modest. Hearing no further comments, he invited a motion.

Commissioner Hanson made a motion to grant a Certificate of Appropriateness and a building scale variance to allow an open rear porch to be enclosed and a connecting element between the house and garage. He stated that the motion is based on the findings as detailed in the staff report and adopted by the Commission. He stated that the motion is subject to the following conditions.

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 and a copy of the plans presented to the Commission must be included for comparison purposes. 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. Adequate sightlines as determined by the City must be maintained at the corner for vehicles.

3. Provide details of any exterior lighting with the plans submitted for permit. Submit cut sheets for all light fixtures. All fixtures, except those illuminated by natural gas at low light levels, shall direct light down and the source of the light shall be fully shielded from view from off of the property. All exterior lights shall be set on automatic timers to go off no later than 11 p.m. except for motion detector lights.

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

## **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.**

Acting Chairman Culbertson asked for staff to review the process recommended for processing requests for approval of the use of synthetic roof products in the Historic Districts and on Locally Designed Landmark properties.

Ms. Czerniak stated that since June 2023, the Commission has discussed the use of synthetic roof products on several occasions. She reviewed that the Commission heard from a panel of architects who work locally, had the opportunity to see and examine samples of various roof products, and in the fall, the Commission took a bus tour and viewed various roof products installed in neighborhoods throughout the community. She stated that as a follow up to the bus tour, the Commission members provided input to staff and based on the Commission's input and discussion, staff outlined a process and parameters for review of these types of requests. She stated that the City Council has provided clear direction to the Commission to move forward on this issue acknowledging the current interest among residents in synthetic roof products. She stated that the process as recommended establishes review categories depending on the date of construction of the residence and on whether or not there is an association with a significant architect. She reviewed that as recommended, requests for the use of synthetic roof products on homes built after 1960 would be processed administratively, that is reviewed based on certain parameters by staff and if the parameters are satisfied, a permit would be issued. She stated that homes built before 1960, associated with a significant architect, would be referred to the Commission for review based on the parameters as well as

the 17 Standards while those not associated with a significant architect, would be processed administratively. She stated that in every case, the applicant would be required to submit a sample of the product proposed for installation, a sample that reflects the thickness, color, texture and sheen of the intended product. She stated that a shingle as well as any end and ridge caps proposed for use would be required. She stated that parameters would require the synthetic product to mimic the thickness of the existing roof product, have a matte finish, and a soft tone as opposed to a stark color. She noted that several Commissioners observed that the synthetic product that attempts to imitate rough sawn cedar shakes has a more plastic-looking appearance and should be avoided in favor of the smoother products. She stated that the parameters as recommended require some component of the synthetic product to be a natural material to provide a less shiny, more grainy texture and appearance. She stated that the parameters are intended to direct property owners to higher quality products without specifying a particular manufacturer. She noted that the Commissioners observed that the synthetic product that attempts to imitate slate appears to have evolved to a greater extent than the products that attempt to imitate wood and encouraged the use of the product that attempts to imitate slate in cases where the architectural style would support a slate roof. She stated that in cases where Landmarks Illinois holds a Façade Easement on a residence, the City would defer to the review and approval process of Landmarks Illinois. She stated that in cases where the residence and roof are prominently viewed from the streetscape and where landscape layers are not in place to soften views and the prominence of the roof, a landscape plan will be required. She explained that Landmarks Illinois has a rigorous review process for the homes on which they hold easements including annual on site inspections and a hearing process. She stated that the City has historically deferred to Landmarks Illinois decisions. She reminded the Commission that all new homes come before the Commission for review and if a synthetic roof product is proposed, it would be considered in the larger context of the overall residence and the Commission's standard review process. She stated that in every case, the date of the roof replacement and the type of material is noted in the City's records. She concluded noting that the process is recommended to balance the interests of preservation with the reality that synthetic roof products, for all of the reasons previously discussed, are a reality.

In response to questions from Commissioner Soderberg, Ms. Czerniak explained that no official Commission action is required, but staff is requesting Commission input on the review process. She stated that it is not practical for the Commission to hear every request for a synthetic roof product. She said that the suggested process is a way to establish some parameters to provide consistency around decisions pertaining to this product. She reminded the Commission that staff always has the option of referring a petition to the Commission for review. She stated that any decision of the Commission or staff can be challenged. She noted that having a process and parameters provides a consistent framework for decisions.

Commissioner Dalieri noted that the Commission has the ability to establish processes according to the charge of the Commission detailed in the Code.

In response to a question from Acting Chairman Culbertson, Ms. Czerniak stated that no change to the Code is proposed. She stated that the staff recommendation is intended to clarify and bring consistency to the review process for synthetic roof products.

In response to questions from Commissioner Dann-Fenwick, Ms. Czerniak confirmed that staff has the ability to forward any petition to the Commission for review if issues cannot be resolved satisfactorily at the staff level.

Acting Chairman Culbertson stated that it will be important to document the Commission due diligence around this issue for the record.

Commissioner Petit asked that a five year review process be established to allow an evaluation of how the products are wearing and whether or not they have improved.

In response to questions from Commissioner Soderberg, Ms. Czerniak stated that although the Commission generally found the synthetic product that is intended to imitate slate to be better visually than the product that is intended to imitate wood, it would not be appropriate to mandate the use of a slate imitation on all houses. She stated that in some cases it may be inconsistent with the architectural style. She stated that consideration can be given to avoiding monotony along a particular street by requiring some variation in the product type, texture, and color. She stated that City permit records will provide the data necessary to assure some variation.

Commissioner Soderberg noted that looking at samples individually does not convey a good sense of how the product will appear once installed. He suggested that addresses of other installations of the proposed product could be helpful if that is possible.

In response to questions from Acting Chairman Culbertson, Ms. Czerniak stated that the Commission could review the Significant Architects list annually and update it as agreed upon by the Commission. She confirmed that the current list, which was prepared by the Lake Forest Preservation Foundation or one of its members, lists significant architects through 1960.

Commissioner Dalieri suggested that only homes built after 1960 that are not associated with significant architects be processed administratively.

In response to questions from Commissioner Hanson, Ms. Czerniak stated that the Commission seemed to support the thinner imitation wood product as opposed to

the thicker, rough sawn shake-like product such as those installed in the Wood Creek Court development.

Commissioner Dann-Fenwick stated that it will be important to have information about the installation method particularly if front facing end caps are proposed.

Commissioner Hanson suggested that variation should be encouraged as opposed to a cookie cutter look.

Commissioner Petit suggested that the thickness of the replacement roof product should be similar to the thickness of the existing product. She stated that contrasting gutters and flashing accentuates the roof and should be avoided. She added that the gutters and flashing should have some relationship to the roof color.

Commissioner Soderberg asked the Commission whether there is general consensus around the idea of allowing synthetic roof products in the Historic Districts with limitations established by parameters. He stated that this clarification is important before getting into the details.

Commissioner Petit stated that she is not pleased with moving in the direction of allowing synthetic roof products in the Historic District but acknowledged that the time has come and that some limitations are better than no limitations.

Ms. Czerniak acknowledged that there is no perfect solution but noted that the Commission can have some leverage by agreeing on parameters for the synthetic product. She reiterated that if staff is not comfortable with a project, it can be referred to the Commission for review.

Commissioners Hansen, after Commission discussion, suggested that when appropriate for the architectural style, a synthetic product that imitates slate "shall" be required to give staff more leverage.

In response to questions from Commissioner Soderberg, Ms. Czerniak stated that Landmarks Illinois often has a more rigorous process than the City. She stated that if the City approved a roof product that was not approved by Landmarks Illinois, the homeowner would not be able to proceed. She stated that if there was a difference of opinion, staff would contact Landmarks Illinois to discuss the matter.

In response to questions from Commissioner Hanson, Ms. Czerniak stated that as a rough guess, about forty percent of the residences in the historic districts were constructed prior to 1960.

Acting Chairman Culbertson suggested that the 1960 classification be eliminated, and the distinction be only whether or not the residence is associated with a significant architect. He summarized that residences associated with a significant

architect on which synthetic replacement roofs are proposed will require review by the Commission along with any other petitions that staff determines are appropriate for review by the Commission. He acknowledged again that the process is not perfect but noted that moving forward on this issue is important to avoid the perception that the Commission is unreasonable and not responsive to current trends.

Acting Chairman Culbertson invited public comment.

Marcy Kerr, Executive Director of the Preservation Foundation, thanked the Commission for the amount of time and due diligence spent on this type. She stated that this decision is a slippery slope and cautioned that there is not one answer for all situations. She stated that the Foundation would like the opportunity to review the process before the Commission moves forward. She stated that she believes that the Commission is on the right track. She agreed that the process needs to be easily understandable.

Acting Chairman Culbertson agreed that the Foundation should be given additional time to digest what the Commission has just discussed.

The Commission agreed that there is general support for the use of some synthetic roof products in the Historic District with limitations and to take this matter up and bring it to a conclusion at the next meeting.

The meeting was adjourned at 8:50 p.m.

Respectfully submitted,

Catherine Czerniak  
Director of Community Development