

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

January 27, 2020

9:00 A.M.

Stonebridge Development

0-230 Jensen Lane aka 136 Green Bay Road

APPROVED MINUTES

1. Call to Order and Roll Call

A Special Meeting of the Historic Preservation Commission (HPC) of the Village of Lake Bluff was called to order on January 27, 2020 at 9 a.m. at the Stonebridge Development, 0-230 Jensen Lane a.k.a. 136 Green Bay Road.

The following members were present:

Present: Paul Bergmann
 Janie Jerch
 Lois Nicol
 Steve Kraus, Chair

Absent: Randolph Liebolt
 Cheri Richardson

Also Present: Glen Cole, Assistant to the Village Administrator (AVA)
 Michael Croak, Building Codes Supervisor

2. Introduction and Public Comment

AVA Cole called the roll and stated that a quorum of the HPC was present. He stated that this special meeting was an opportunity to tour the Stonebridge development before the HPC's advisory review conference scheduled this Thursday. He stated that Mike Walline with the Roanoke Group would provide a tour of the facility and encouraged those taking the tour to be careful given the site conditions. He also said that there was an opportunity for members of the public to address the HPC on any matter within its area of responsibility. There were no requests to address the HPC.

3. Tour

The Commissioners and members of the public toured the Manor House and Carriage House. As they proceeded through the various rooms of each building, the following was conveyed:

Manor House

Mr. Walline began the tour and said that the hotel use took up the majority of the building. He said that the hotel's repurposing and the extra divisions within the structure damaged the original structure, and that these elements were not historical and were removed. He stated, also, that much of the removal was to allow The Roanoke Group's architects and consultants to understand how the structure was put together and what modifications and work needed to take place. He said that a majority of the rooms the hotel had not modified were preserved. The interior demolitions were directed by Northworks, The Roanoke Group's architects, and permitted by the Village.

Mr. Walline said that Northworks developed a full construction set of plans for restoration that was used as the basis of estimating cost, and that there were multiple bids by Chicagoland contractors who are well versed in restoration, including Baird Andrews, the general contractor for the Deerpath Inn.

Mr. Walline said that some of the woodwork was stripped as test procedures to understand the scope of restoration. He said that most of the woodwork had been kept dry, but that there was vandalism that caused some water damage as well from windows being left open. All of the windows are boarded up because they will ultimately need to be replaced, as none would be adequate for energy code purposes and the window caulking has asbestos that would need to be removed.

In one room, Mr. Walline noted that there was original painting still present but that the hotel had altered many features. The hotel had worked over much of the structure and removed original components in order to install electricity and other changes. There are not many original historical components left in these areas. Virtually all of the hotel's mechanical work had been stripped out of the home, as were sprinklers that were hung below the ceiling in much of the building.

In reference to an area of plaster, Mr. Walline said that this was original plaster ceiling for the house. There is dabs of glue that show how the hotel and prior uses had put a ceiling on underneath the plaster. There is also a coating that may be some type of weatherproofing that helps the plaster stick to the block and possibly provides some moisture protection.

In regards to holes in the floor, Mr. Walline said that the holes were evidence of various walls and things that were removed. These may or may not have been part of the original structure, but in any event they were no longer historically significant. He said that there is very little left on the first floor due to the hotel use; for example, they put bathrooms in every guest room that were removed. By the time these features are removed, there is no historical value to them any longer.

In the basement, Mr. Walline said that the functions of these rooms changed. The basement rooms were originally used for heating and storage. HVAC components were added later. There is little left and is mostly structural concrete and beams now. There are remnants of different elements such as small bathrooms. Some of the rooms also apparently housed coal. There are coal chutes, fireplaces, and fireplace clean-outs that emptied to the basement. The basement also had changing rooms for the pool as well as original bathrooms. There was originally a pool house out the door and up the steps when the original pool designed by Jens Jensen was present. There were electrical fixtures all over the wall, probably from mirrors and lights. There may have been gas lights. Referring to an exterior window, Mr. Walline gestured to the edge of the pool and said that there was once a small waterfall. The original Jensen drawings show how the pool was to be constructed and there may still be elements of it buried on the site. There are remnants of concrete and the original council ring visible; he noted that the council ring components were stockpiled near the rear of the site by the original developer.

On the second floor, Mr. Walline reiterated that many materials were removed as part of the condition evaluation for the architectural work. The architects provided instructions on what to remove to understand the structure and what to test to see how the materials could be renovated. He said that the construction used a great deal of structural steel that holds up the third floor. He said that this room was considered for use as a ballroom but that a row of posts caused problems by obstructing table layouts for banquets and so on. He said that there were marble fireplaces on each end that remained but little of original significance that was

salvageable. He noted the original windows and the original beams that were hand hewn and hand-painted as seen around the ceiling line.

Carriage House

Mr. Walline stated that there were originally servants' quarters to the west side. There is a large clear space inside. He believes that the property originally had buggies and transitioned into car storage in the automobile age. He said that this building has very little significant historical remnants left because it had been completely altered for the hotel use.

Inside, Mr. Walline said that the hotel raised the floor to install electrical and heat. The walls were originally a subway looking brick. There are 24-inch steel beams holding the entire roof structure up across the large open area and a second floor that has since been removed. He said that The Roanoke Group had considered making this a community room that could be used for community functions with a bar and similar amenities.

Further inside, Mr. Walline noted an archway that may have been where buggies and cars would come through that the hotel enclosed in glass. Inside this area, there are some modifications and non-original light fixtures. He noted that some windows were closed up.

Inside an area formerly used for hotel rooms, Mr. Walline noted changes in the quality of the brickwork used and that the brick could use tuckpointing. These were originally servants rooms and not that large overall. He pointed out changes made by the hotel including wiring for window air conditioners in each room; much of this was removed by The Roanoke Group.

Near the tower, Mr. Walline noted that the tower was originally used as a water tower.

At one point, Member Bergmann noted that there was what appeared to be an original Howard Van Doren Shaw railing. A similar style is visible in servants quarters all over Lake Forest and Highland Park and is distinguished by the shape of the knob and square posts. He said he has no question that this is original work.

4. Adjournment

At the conclusion of the tour, the HPC stood adjourned.

Respectfully submitted,

Glen Cole
Assistant to the Village Administrator