

The City of Lake Forest
Historic Preservation Commission
Proceedings of the September 26, 2018 Meeting

A regular meeting of the Lake Forest Historic Preservation Commission was held on Wednesday, September 26, 2018, at 6:30 p.m., at the City of Lake Forest City Hall, 220 E. Deerpath, Lake Forest, Illinois.

Historic Preservation Commissioners present: Chairman Grieve and Commissioners Elizabeth Sperry, Jan Gibson, Bill Redfield, Bob Alfe, Carol Gayle and Wells Wheeler.

Commissioners absent: None

City staff present: Catherine Czerniak, Director of Community Development, Jennifer Baehr, Assistant Planner

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

Chairman Grieve 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 August 22, 2018 meeting of the Historic Preservation Commission.

The minutes of the August 22, 2018 meeting were approved as submitted.

**3. Consideration of a request for a Certificate of Appropriateness for modifications to the front façade of the residence at 429 Mayflower Road.
Property Owner: Judy Gray
Representative: Diana Melichar, architect**

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

Ms. Melichar introduced the petition noting that the residence was originally constructed in 1915 as the coach house for the Schweppe Estate. She explained that the estate was subdivided in 1990 and the coach house became a separate property. She stated that during the early 2000's the coach house was threatened with demolition. She noted that by 2001, the coach house was purchased and repurposed for single-family living. She added that the current owner purchased the home in 2003. She explained that to adaptive the structure for single family residential use, the original garage space, the only large space, was converted to a living room. She noted that to replace the lost garage space, what is believed to be the original horse stable at the north end of the original coach house, was converted to a garage. She added that there is currently only one functional garage door. She reviewed the existing site plan noting the

location of the ravine adjacent to the existing garage and driveway. She noted that part of the deficiency of this home is that only a narrow one-car entry door accesses a two-car garage space. She added that because access to the garage is difficult, it becomes much easier to park outside in the front drive court. She stated that the owner would like to park more than one car in the garage for safety and convenience. She stated that other design options were studied. She explained that one design concept located a garage door on the north elevation requiring encroachment into the steep slope setback of the ravine requiring retaining walls to support the raised driveway and protect the ravine. She explained that the proposed design adds one garage door to the front elevation and requires only a slight extension of the driveway to access the currently inaccessible second car garage stall. She added that in contrast to the rejected design option, the proposed design does not disturb the ravine, nor other areas of the north building wing. She explained that the proposed option requires the existing buttress on the west elevation to be removed and also requires some filling above the existing grade to accommodate the driveway extension. She stated that the historic nature of the residence will be preserved through the use of appropriate detailing and materials. She explained that the buttress that will be removed will be relocated to the northwest corner of the residence providing visual balance and to structurally stabilize the existing brick wall. She added that the buttress will be constructed using salvaged brick and the limestone cap from the existing buttress. She noted that the new overhead garage door will be slightly wider than the existing garage door to accommodate modern vehicles and reiterated that the detailing, including the limestone surround, will match the existing garage door. She added that the proposed design involves minimal changes to the site plan. She stated that the existing landscaping will remain with the exception of the removal of overgrown shrubs and small tree located in front of the proposed garage door. She explained that the house is setback from the road and that the property is heavily landscaped along the front property line. She concluded reiterating that the changes proposed to the front façade will be fairly minor and that the detailing will match the existing coach house to preserve the architectural and historic character.

Ms. Baehr stated that the proposed alternative appears to be the most functional option and involve the least amount of modification to the existing coach house and site. She stated that the proposed garage door appears to be compatible with the existing detailing. She requested Commission input on the proposed relocation of the buttress. She stated that since the packet was distributed to the Commission, the petitioner submitted a structural engineer's report which speaks to the necessity of the proposed relocation of the buttress. She noted that comments from the Lake Forest Preservation Commission on this petition and on the other petitions were provided to the Commission prior to the meeting.

In response to questions from Commissioner Gibson, Ms. Melichar stated that there is not sufficient room to accommodate tandem parking in the existing garage. She confirmed that the proposed garage door will match the existing oak garage door. She stated that a plan for re-landscaping the impacted area

has not been prepared. She explained that if garage doors were located on the north elevation, access into the garage bays would be difficult and limited and a utility easement and the ravine would be impacted. She explained that the design concept that located the new garage door on the east elevation of the coach house was eliminated because it requires demolition of the greenhouse, extensive alterations and a significant driveway extension.

In response to questions from Commissioner Sperry, Ms. Melichar explained that to provide room for the addition of a garage door on the west elevation, the existing buttress must be removed. She confirmed that the plan is to relocate the buttress to the northwest corner of the coach house. She confirmed that the hedges in front of the proposed garage door will be removed.

In response to questions from Commissioner Alfe, Ms. Melichar stated that the difference in width between the existing door and the proposed garage door is two inches on each side. She confirmed that the proposed garage door is an overhead door with visible horizontal segments. She explained that an overhead door is required to allow enough space to accommodate vehicles. She added that the door will be custom built and will visually match the existing doors on the west elevation.

In response to questions from Commissioner Wheeler, Ms. Melichar confirmed that the proposed relocated buttress will be aligned with the west elevation wall.

In response to questions from Commissioner Gayle, Ms. Melichar confirmed that the proposed design option does not impact to the ravine. She stated that adding another door to the west elevation is in keeping with the original coach house character of the building. She added that if the building was a typical single-family house, the addition of multiple garage doors to the front elevation may not be appropriate. She stated that the existing house is approximately 9,000 square feet with a single car garage door. She explained that the purpose of the design is to make the garage more functional and the coach house viable for future buyers.

Commissioner Gayle stated that the structural engineer's report confirms that the buttress, reconstructed at the proposed location, is a functional and necessary element.

Commissioner Redfield expressed support for the petition.

In response to Chairman Grieve, Ms. Melichar explained that the three larger openings on the west elevation historically were bays for automobiles. She clarified that the openings that currently provide access to the area now used as a garage historically were stable doors. She stated that the corner return on the existing garage door reflects the wall thickness. She confirmed that the proposed garage door will also have the corner return.

Hearing no further questions from the Commission, Chairman Grieve invited public comment. Hearing none, he invited final comments from the Commission.

Commissioner Gibson questioned whether, given the historic importance of the coach house, there is a way to make the garage functional without adding a garage door to the front elevation. She stated that she understands that other design options were considered and presented challenges. She stated that although the addition of a garage door on the front elevation is not desirable, the design presented is sensitive to the historic character of the house and the property.

Commissioner Sperry stated that the design was done with great sensitivity. She added that the house needs of a functional garage.

Commissioner Alfe stated that given the limitations, the proposed design appears to be the best possible way to achieve a more functional garage.

Commissioner Wheeler stated support for alterations and investment that extends the life of the building. He added that the design presented incorporates the established architectural elements of the house. He noted that the new garage door will likely not be very visible from the road given the landscaping at the front of the property.

Commissioner Gayle stated that the design is a creative solution to the challenges that come with adaptive reuse of structures. She explained that the design attempts to address functional issues while making the least change to the exterior of the historic coach house. She agreed that if the vegetation is maintained, the new garage door will have little visual impact on Mayflower Road.

Commissioner Redfield stated that the design is a great solution to providing for improved access to and use of the garage.

Commissioner Grieve observed that the building was originally a coach house and the doors and openings where previous doors were located along the west elevation reinforce the original purpose of the building. He added that the north end of the west elevation, where the new garage door is proposed, is slightly recessed. He noted that the historic approach to the property is from the south and from that angle, the new garage door will have minimal visibility. He stated that the proposed buttress, aside from the structural it will offer, adds visual balance to the elevation. He added that the design overall is an elegant and simple solution to address the needs of the property owner. Hearing no further comments from the Commission he invited a motion.

Commissioner Wheeler made a motion to grant a Certificate of Appropriateness approving alterations to the front façade of the coach house 429 Mayflower Road as presented to the Commission including an opening to accommodate

an additional garage door, removal and reconstruction of a masonry buttress and minor landscape modifications. He stated that the motion is based on the findings detailed in the staff report and that the testimony presented and the Commission's deliberations are incorporated as additional findings. He stated that the motion is subject to the following conditions.

1. Plans submitted for permit must reflect the project as presented to the Commission. If any modifications are proposed in response to Commission direction or as a result of design development, plans clearly detailing the areas of change must be submitted at the time of submission for permit, along with the plans originally presented to the Commission, and will be subject to review by staff, in consultation with the Chairman as appropriate, to verify that the plans are consistent with the intent of the Commission and the approvals granted.
2. A landscape plan shall be submitted at the time of submittal for building permit. The plan shall detail all existing trees and vegetation proposed for removal and any new plantings that are proposed including the location of proposed plantings, species, number and size at time of planting. The landscape plan shall be subject to review and approval of by the City's Certified Arborist. The Arborist shall confirm that adequate landscaping exists, or is included on the plan, to screen the new garage door from the Mayflower streetscape.
3. Prior to the issuance of a building permit, a plan to protect trees and vegetation during construction shall be submitted and will be subject to review and approval by the City's Certified Arborist.
4. Details of exterior lighting, if any is proposed, shall be reflected on the plans submitted for permit. Cut sheets of all light fixtures should be provided at the time of submittal for permit and all fixtures shall direct light downward and the source of the light shall be shielded from view from off the property.
5. Prior to the issuance of a building permit, a materials staging and construction vehicle parking plan must be submitted to the City for review and will be subject to City approval in an effort to minimize and manage impacts on the neighborhood, neighboring properties and existing trees and landscaping during construction.

The motion was seconded by Commissioner Gayle and approved by a vote of 7 to 0.

4. Consideration of a request for a Certificate of Appropriateness for a garage addition at 395 Woodland Road, demolition of a shed is proposed as part of this project and a building scale variance is also requested.

Property Owner: Greg Zeeman

Representative: John Krasnodebski, architect

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

Mr. Krasnodebski introduced the project noting that the scope of work includes construction of a three-car garage, a breezeway between the new garage and the existing residence, reconfiguration of associated courtyards, construction of a courtyard wall and alterations to and reuse of the existing garage for living space. He stated that the neighborhood is heavily wooded and noted that homes in the area are of varying architectural styles including Colonial Revival, English and French style homes. He noted that existing homes in the area do not conform to the current zoning setback and building scale requirements because the pre-date current regulations. He added that there are many three and four car garages in the neighborhood. He stated that the property that is the subject of the request is heavily wooded with a mixture of deciduous and evergreen trees. He added that the house on the property is very well screened from the street. He stated that the original house was built in 1923 and designed in a Colonial Revival architectural style. He explained that the house features beautiful symmetry with steeply-pitched hipped roofs. He stated that at some time in the past, a shed was awkwardly added in front of the original garage limiting access to the small one and a half car garage. He explained once the shed is removed, the walled courtyard is planned for the area adjacent to the breezeway. He stated that the shed structure was a later addition and is not integral to the property. He explained that the proposed garage is set apart from the existing house, attached by the breezeway which will connect to the existing garage which will be converted to living space. He stated that the new garage and breezeway will not impact the symmetry, balance, massing or architectural design of the house. He explained that the garage and breezeway will be located on existing paved areas adding that approximately 350 square feet of impervious surface will be removed from the property. He noted that the new structures will have gutters and downspouts which will be directed to maintain the existing drainage patterns. He stated that the new construction will have elements and details that match the house; a hipped roofs, dormers, simulated divided lite windows, wood shutters, wood shingles and matching eave details. He added that the proposed courtyard walls will be stone with a limestone cap. He stated that the mature arborvitaes will be preserved and will screen the garage from views from the street. He stated that the tall fence along the east property line will remain or be replaced in kind. He noted that the neighbors to the east, support the project. He stated that the Zoning Board of Appeals recently recommended approval of the side yard setback variance that is required for the project due to the siting of the house. He stated that alternative locations were explored but in one case, resulted in obstructing the primary façade of the house. He noted that another

alternative located the garage at the rear of the house which resulted in significant impacts to the walled garden on the west side of the house and existing landscaping and terraces.

Ms. Baehr stated that based on staff's review, the proposed garage and breezeway are appropriately sited and detailed, will be secondary to the main house and will not obstruct the front façade of the residence. She stated that findings in support of a building scale variance are detailed in the staff report adding that the project is also consistent with the City's design guidelines and the standards for the Historic District. She noted that three letters were received and provided to the Commission for review. She added that the letters state general support for the project and some concerns about drainage and assuring that vegetation remains in the front yard to screen the garage.

In response to questions from Commissioner Gayle, Mr. Krasnodebski stated that the arborvitaes located in the front yard are important to the property owners and will be protected during construction. He confirmed that the markings on the pavement at the front of the property indicate the footprint of the proposed garage.

In response to questions from Commissioner Wheeler, Mr. Krasnodebski stated that new trees will be planted on the property to replace the 19 inch maple tree which will need to be removed. He stated that difference between the finished floor of the new garage and the existing garage is approximately 3 feet. He confirmed that the garage doors will likely be painted.

Commissioner Wheeler stated that the dormer on the north elevation of the proposed garage appears extraneous.

In response to questions from Commissioner Alfe, Mr. Krasnodebski stated that consideration was not given to adding quoins to the proposed garage to match those found on the existing shed and garden walls. He explained that the main house does not feature quoins.

In response to questions from Commissioner Sperry, Mr. Krasnodebski explained that the front of the proposed garage is not aligned with the east wall of the house to avoid pushing the garage closer to the property line and further into the side yard setback.

In response to questions from Commissioner Gibson, Mr. Krasnodebski explained that the roof was kept low to minimize the magnitude of the building scale variance. He stated that the gutters and downspouts will be directed onto the petitioners' property. He stated that the breezeway will have a gable roof with gutters.

In response to questions from Chairman Grieve, Mr. Krasnodebski stated that the upper level of the garage will be used for storage and no light will likely be visible from the front dormer.

Chairman Grieve noted that light emanating from the upper level of the garage will draw attention to the new structure which is set forward from the house. He added that the dormer on the north elevation of the proposed garage, as reflected in the rendering, appears to differ from the elevation.

In response to questions from Chairman Grieve, Ms. Czerniak confirmed that prior to the issuance of a building permit, the grading and drainage plans will be reviewed by the City Engineer. She added that he will review how the downspouts are directed. She explained that the issue of water running across Woodland Road is a larger issue, beyond the scope of this petition.

Chairman Grieve invited public comments, hearing none, he invited final comments and a motion from the Commission.

Commissioner Gibson stated support for the garage and breezeway as proposed, noting that the screening provided by the existing arborvitae benefits the project. She recommended that a soft light be used in the light fixtures on the courtyard walls.

Commissioner Wheeler made a motion to grant a Certificate of Appropriateness approving the removal of the attached shed, construction of a three-car garage and breezeway addition, and the expanded courtyard and knee walls as presented to the Commission. He stated that the motion is based on the findings detailed in the staff report and incorporates the testimony presented and the Commission's deliberations as additional findings. He stated that the motion is subject to the following conditions.

1. Plans submitted for permit must reflect the project as presented to the Commission. If any modifications are proposed in response to Commission direction or as a result of design development, plans clearly detailing the areas of change must be submitted at the time of submission for permit, along with the plans originally presented to the Commission, and will be subject to review by staff, in consultation with the Chairman as appropriate, to verify that the plans are consistent with the intent of the Commission and the approvals granted.
2. Prior to the issuance of a building permit, a plan to protect trees and vegetation during construction must be submitted and will be subject to review and approval by the City's Certified Arborist. The Arborist is directed to give particular attention to preservation and protection of the existing arborvitae located just north of the new garage.
3. Prior to the issuance of a building permit, a landscape plan shall be submitted and will be subject to review and approval by the City Arborist and shall reflect the trees and vegetation near the construction area and

shall identify new plantings to replace the tree inches lost due to the required removal of the Maple tree.

4. Details of any new exterior lighting, including, but not limited to, lights proposed on the garage and on the pillars, shall be reflected on the plans submitted for permit. Cut sheets of all light fixtures shall be provided and all fixtures shall direct light downward and the source of the light shall be shielded from view from off the property. The dark streetscape character shall be preserved.
5. Prior to the issuance of a building permit, a materials staging and construction vehicle parking plan must be submitted to the City for review and will be subject to City approval in an effort to minimize and manage impacts on the neighborhood, neighboring properties and on existing trees and landscaping during construction. No on street parking is permitted during construction due to the curving nature of the road, proximity to the high school and the traffic volume on Woodland Road.

The motion was seconded by Commissioner Gibson and approved by a vote of 7 to 0.

5. Consideration of a request for a Certificate of Appropriateness for replacement and modifications to the exterior siding on various elements of the residence at 435 Deerpath.

Property Owners: Jack & Patricia Hsu

Representative: William Scholtens, Elements Architectural Group

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

Mr. Scholtens introduced the petition. He stated that there are no proposed changes to the existing building footprint, roof line or window or door openings. He stated that the house was built in 1928 and designed in a Tudor architectural style. He explained that the exterior façade features common brick, gable roofs, a cat-slide roof and dormers. He stated that the projecting element on the east side of the house was originally a sleeping porch which was likely enclosed during the 1970's. He explained that the purpose of the proposed project is to more fully integrate the various elements of the home by modifying the siding on the projecting element on the east elevation and reconfiguring the garage dormers. He added that the dormers on the north and east elevations will be re-clad in new cedar shake to match the existing cedar shake. He noted that originally, modification of the canopy on the front façade was included in the scope of work but an appropriate solution was not found so no changes are proposed to this element. He explained that the replacement siding on all sides of the projecting element on the east side will be more in keeping with the Tudor architectural style. He stated that the design of the siding reconfiguration incorporates vertical and horizontal cedar in keeping with its original use as a

sleeping porch. He explained that with a sleeping porch would have had columns, beams, railings and large openings. He added that the color scheme is a dark palette.

Ms. Baehr stated that the proposed alterations do not negatively impact the main form or design of the house. She noted that the modifications are relatively subtle and compatible with the other elevations of the house. She added that the proposed materials and design are consistent with the design standards. She added that staff received a letter from a neighbor expressing support for the project.

In response to questions from Commissioner Alfe, Mr. Scholtens stated that a composite building product will be used for the panel and confirmed that the horizontal siding will be lap siding adding that both will be painted.

In response to questions from Commissioner Gibson, Mr. Scholtens reviewed the color palette stating that the panels will be a lighter shade and the other siding elements, a darker shade. He confirmed that the existing arborvitaes will remain on the property and will continue to screen the projecting element on the east side of the house.

In response to questions from Commissioner Wheeler, Mr. Scholtens stated that the new lap siding will match the exposure of the existing lap siding. He explained that the panels will be flush 12 foot sheets to minimize the number of joints. He stated that the painted cedar shakes on the dormers on the north and east elevations will be replaced with new cedar shake which will be left natural to match the roof.

In response to questions from Commissioner Gayle, Mr. Scholtens stated that he believes that the form and massing of the east projecting element is true to its historical use as a sleeping porch. He explained that with recladding is to recall the open elements of the earlier sleeping porch.

In response to questions from Commissioner Redfield, Mr. Scholtens stated that no changes are proposed to the flat roof of the sleeping porch.

In response to questions from Commissioner Alfe, Mr. Scholtens agreed to consider pre-treating the dormer shingles to achieve the desired color right away.

In response to Chairman Grieve, Mr. Scholtens explained that previous design iterations included removing the metal columns on the front porch. He stated that the canopy roof over the front door appears to be original, however the metal columns do not appear original. He explained that they could not find an appropriate solution for replacing the metal columns but acknowledged that may be a later project.

Chairman Grieve offered that with the Tudor architectural style a floating canopy,

without columns, may be appropriate.

Mr. Scholtens explained that the option of a timber corbel under the canopy was explored, however, the window underneath the canopy prevents the placement of a corbel or bracket in that location.

Commissioner Gibson expressed support for the petition.

Chairman Grieve hearing no further questions from the Commission, invited public comment.

Art Miller, 169 Wildwood Road, stated that the house at 570 Rosemary Road has a similar porch configuration. He explained that Stanley Anderson, the architect who designed the house at 570 Rosemary Road, intended the house to be a traditional Tudor style house with Regency wrought iron detail on the front. He added that it is possible that the metal canopy on the front would have been a later addition to the house.

Hearing no further comments from the public or the Commission, Chairman Grieve invited a motion.

Commissioner Wheeler made a motion to grant a Certificate of Appropriateness approving the exterior alterations as presented to the Commission. He stated that the motion is based on the findings detailed in the staff report and incorporates the testimony and the Commission's deliberations as additional findings. He stated that the motion is subject to the following conditions.

1. Plans submitted for permit must reflect the project as presented to the Commission. If any modifications are proposed in response to Commission direction or as a result of design development, plans clearly detailing the areas of change must be submitted at the time of submission for permit, along with the plans originally presented to the Commission, and will be subject to review by staff, in consultation with the Chairman as appropriate, to verify that the plans are consistent with the intent of the Commission and the approvals granted.
2. Prior to the issuance of a building permit, a plan to protect trees and vegetation during construction must be submitted and will be subject to review and approval by the City's Certified Arborist.
3. Details of exterior lighting, if any is proposed, shall be reflected on the plans submitted for permit. Cut sheets of all light fixtures should be provided and all fixtures shall direct light downward and the source of the light shall be shielded from view from off the property.
4. Prior to the issuance of a building permit, a materials staging and construction vehicle parking plan must be submitted to the City for review

and will be subject to City approval in an effort to minimize and manage impacts on the neighborhood, neighboring properties and existing trees and landscaping during construction. No construction parking is permitted on Deerpath.

The motion was seconded by Commissioner Gibson and approved by a vote of 7 to 0.

6. Consideration of a request for a Certificate of Appropriateness for a new residence on the property located at 295 Robinson Drive.

Property Owners: Steve & Michelle Parsons

Representative: Rick Swanson, R.M. Swanson Architects

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

Mr. Swanson introduced the petition on behalf of the property owners, Steve and Michelle Parsons. He stated that the property is located in the Thorndale Subdivision adding that the lot was subdivided from the original Thorndale Manor Estate. He noted that the original residence, which remains on the site, was designed by Howard Van Doren Shaw and the landscape by landscape architect Jens Jensen. He stated that the subject property is approximately 1.28 acres and is heavily wooded with a Tree Preservation Area, a Landscape Buffer Area and a Conservation Easements were established on the lot as part of the subdivision. He stated that the design of the proposed residence was approved by the developer's appointed Architectural Review Board. He stated that the proposed residence meets the City's building scale requirements noting in response to initial staff comments, the original site plan was modified to eliminate encroachment into the protect areas on the site, the Conservation Easement and Tree Preservation Area. He stated that the proposed residence is designed in a modern farmhouse style. He explained that the materials include horizontal and vertical lap siding, fieldstone, asphalt shingles for the primary roof form, and a zinc roof material for the covered porch and shed dormer roof forms. He added that the materials and design elements will be consistent on all four elevations.

Ms. Baehr stated that the staff report details recommendations to bring the project into greater conformance with the City's Design Guidelines and the Commission's standards including the use of natural exterior materials and minimizing site grading to preserve trees located outside of the building area given the extensive removal of mature oak trees that is required for the house and hardscape. She confirmed that the petitioner recently submitted a revised site plan, removing the house and hardscape from the protected areas. She stated that the proposed building footprint and hardscaped areas have not yet been staked on the site, therefore the impact of the proposed project on the site has not been fully evaluated yet by the City's Certified Arborist. She requested Commission input on the multiple roof forms, the irregular gable form on the front elevation, and the form and height of the cupola. She noted that a point to

consider with this petition is that the proposed residence will be setting a precedent for future homes in the subdivision because it is one of the first to be constructed in the development.

Commissioner Gibson observed that homes in this area have simple roof lines and the roof lines of the proposed residence appear complicated. She added that as presented, many different window styles and configurations appear on the elevations. She encouraged greater consistency of windows around the house.

Commissioner Sperry stated that this area consists of some of the most historic estate architecture in Lake Forest. She noted that as proposed, the residence appears to be a contradiction to the main Thorndale estate. She encouraged consideration of the design in the context of the surrounding area. She noted the many different architectural elements featured on the proposed residence including multiple roof lines, various roof pitches, and an array of exterior materials. She agreed that overall, the design would benefit from simplification.

In response to questions from Commissioner Alfe, Mr. Swanson confirmed that as proposed, the board and batten siding is proposed with different dimensions used in different areas. He clarified that the dashed line on the southeast elevation represents the shed element on the rear elevation. He stated that the garage door will be painted black.

Commissioner Gayle agreed that the design as proposed features many different roof lines and projecting elements and stated that she understands that the design reflects the owners' personal taste.

In response to questions from Commissioner Gayle, Mr. Swanson acknowledged that because the property is heavily wooded, a significant number of trees will need to be removed from the site to accommodate the house and the proposed hardscape. He explained however, that the proposed residence is under the maximum allowable square footage for the lot adding that many trees will remain along the property of the property. He added that construction will occur carefully to avoid negatively impacting trees that are identified for preservation. He confirmed that the initial site plan was revised and the configuration of the driveway modified to comply with the Conservation Easement that was established on the subdivision plat and to minimize impacts to trees within the Tree Preservation Area which is also reflected on the plat of subdivision. He added that they considered a "u-shaped" driveway but decided against that approach because it creates more impervious surface area on the site.

Commissioner Redfield stated that the proposed residence does not appear to be consistent with other homes in the neighborhood.

In response to questions from Commissioner Gibson, Mr. Swanson confirmed that Bleck Engineering is preparing updated grading and drainage plans which will help to identify more clearly the total number of trees that will be impacted on the site.

Chairman Grieve observed that the proposed color scheme is dramatic. He comments that due to the variation in colors, the various elements are each highly visible perhaps drawing attention to the complexity of the overall design. He suggested that a softer color palette may help to simplify the appearance and mitigate the use of multiple design elements.

In response to questions from Chairman Grieve, Ms. Parsons explained that an existing home in Hinsdale, Illinois served as the inspiration for the design of the proposed residence. She stated that she finds the proposed design visually appealing and believes it will complement the surrounding homes.

Chairman Grieve hearing no further questions from the Commission, invited public comment.

Art Miller, 169 Wildwood Road, stated that he is speaking on behalf of the Lake Forest Preservation Foundation. He suggested buildings in the community that the petitioners can look to for examples of successful use of similar forms and characteristics. He noted that the Presbyterian Church at Deerpath and Sheridan Road could offer some inspiration noting the use of stone and a similar roof pitch as that proposed on the southeast elevation of the proposed residence. He recommended study of a design that utilizes a flat roof on the stair tower in order to simplify the overall roof forms and to allow more of the gable roof behind the stair tower to be visible. He noted that the proposed gable roof forms are not unlike those used on the Ragdale house. He stated that without too many changes, the design could be more focused and have more continuity overall.

Commissioner Gibson stated that the stair tower on the northeast elevation appears inconsistent with the forms of the house. She noted that it projects far beyond the plane of the front elevation, making it visually prominent. She suggested that consideration be given to refining the stair tower to allow it to fit more appropriately with the overall design of the house and to minimize its dominance in the overall design.

Commissioner Sperry referred to a new residence at Westleigh Road and Bluffs Edge Drive as one that presents a strong but simplified design and encouraged the petitioners to go see that home. She stated that the proposed residence has excellent bones which are overshadowed by a few elements that dominate the design and take away from the overall residence. She noted that the twin gables on the front elevation are strong and well designed elements but they are minimized by other elements including the dominance of the large expanse of roof that overshadows them.

In response to questions from Commissioner Alfe, Mr. Swanson confirmed that all three garage doors will match in style.

Commissioner Alfe agreed with the comments of other Commissioners that the number of different roof elements and the stair tower negatively impact what otherwise is a strong design.

Commissioner Wheeler pointed out that the design features a wide variety of textures and roof styles. He noted that the proposed floor plan works well and suggested further study to achieve a design in which the elevations more closely follow the form of the floor plans. He observed that the arch details appear extraneous to the overall design. He stated that the design would benefit from refinement but also stated that he understand that the property owner likes the design as presented, based on a house seen in another location.

Commissioner Gayle also stated that she understands that the property owner likes the design as presented which makes the discussion about how to more fully meet the standards in the Code very difficult. She suggested consideration of some simplification which retains the overall design desire by the property owners, but more fully satisfied the criteria the Commission is charged with applying.

Chairman Grieve noted that the Commission's comments are offered in the spirit of collaboration and working together to meet the applicable standards. He asked that the petitioner consider the ideas offered by the Commission as the overall design is refined and further developed.

Mr. Swanson stated a willingness to consider refinements in response to the comments offered by the Commission. He added that the properties mentioned by the Commissioners and Mr. Miller will be considered for reference. He added that the design as presented represents the property owner's taste and they believe it will be a nice addition to the streetscape.

Ms. Czerniak stated that in the interest of moving the project forward, it would be helpful to clear the underbrush and buckthorn within the proposed building pad and stake the footprint of the proposed residence and driveway. She stated that this will allow the City Arborist to evaluate if trees, outside of the building area, will also be impacted. She stated that the staking will also help the Commission to understand the siting and the relationship to the streetscape and to other homes in the area.

Hearing no further comments, Chairman Grieve invited a motion.

Commissioner Wheeler made a motion to continue consideration of the petition for approval of a new single family residence with an attached garage and the accompanying tree removal plan, conceptual landscape plan and overall site plan for the property located at 295 Robinson Drive.

The motion was seconded by Commissioner Gibson and approved by a vote of 7 to 0.

7. Consideration of a request for a Certificate of Appropriateness for signage for a new business at 680 N. Western Avenue.

Property Owner: STRS L3 ACQ2, LLC

Representative: Blair Rochlin, Lululemon

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

Ms. Rochlin introduced the project on behalf of Lululemon, the new tenant of the 680 N. Western Avenue space. She stated four signs are proposed on three façades of the building. She explained that two signs are proposed on the front façade on Western Avenue, one sign is proposed on the north facing store front at the corner of Western Avenue and Market Square, and one sign is proposed on the west façade, on the South Alley. She noted that the signs incorporate a graphic as well as text and will not be illuminated. She explained that the graphic sign above the storefront window on Western Avenue is a 7 inch circle, and the graphic sign above the entry door is an 8 inch circle. She added that the graphic on the rear alley is an 18 inch circle and is not accompanied by text. She stated that the signage will be painted aluminum letters which will be installed using silicone studs to prevent damage to the building exterior. She added that a mosaic tile is proposed at the threshold at the north storefront entry of the front façade. She stated that Lululemon will be occupying two tenant spaces. She explained that there is currently a historic mosaic tile at the threshold of the south storefront entry from the original tenant, John Griffith Real Estate. She stated that the existing mosaic tile will remain intact as an historic artifact. She explained that the proposed mosaic tile in the north storefront entry will display the words "Inhale" and "Exhale" and use a similar hexagon tile as the historic mosaic threshold.

Ms. Baehr reviewed that with the new business occupies two storefronts and is located on the corner, in Market Square. She noted that the space has frontage on the south alley as well as to the north and east. She stated that the number and size of the proposed signs is subtle and generally consistent with other signage in the area. She stated that the placement and materials of the proposed signage is consistent with the City's guidelines. She added that the proposed graphic is minimal and compatible with other graphics in Market Square. She explained that the proposed mosaic tile threshold in the north storefront entry is intended to relate to the existing tile threshold in the south storefront entry. She noted that the proposed mosaic tile appears to be compatible with the existing streetscape of Market Square.

In response to questions from Commissioner Gibson, Ms. Rochlin stated that the size of the signage was based on the architectural features of the building.

In response to questions from Commissioner Gibson, Ms. Czerniak stated that she cannot recall other businesses facing Market Square that have both a graphic and text. She added that the proposed graphic is subtle and understated.

Commissioner Sperry expressed support for the proposed signage. She stated however that the proposed mosaic tile does not appear to fit with the character of Market Square.

In response to Commissioner Sperry's comments, Ms. Rochlin stated that Lululemon struggled with how to respond to the existing historic mosaic tile threshold. She explained that as noted, Lululemon will occupy two storefronts and will use both entry doors on the east storefront. She stated that Lululemon wants to be respectful of the historic elements of the building, but also represent Lululemon as the tenant. She explained that the proposed mosaic tile is Lululemon's attempt to respect and build upon the historic tile threshold.

Ms. Czerniak stated that Lululemon initially proposed removal of the existing mosaic tile threshold however, after learning of its historic significance, agreed to leave it in place. She suggested that Lululemon deserves credit for wanting to respect the historic element and reference it in a unique and creative way with an updated tile threshold at the other door.

In response to questions from Commissioner Alfe, Ms. Rochlin stated that Lululemon anticipated that more customers will use the south entry door located next to a large window and next to Starbucks.

Commissioner Alfe agreed that it seems natural that most guests would use the south entry door because of the Lululemon text sign over the window. He added that most guests may not immediately realize that the north entry door is another entrance to the store. He stated that would be a point to consider if the intent is to direct guests to use one door over another.

Ms. Rochlin noted that the smaller graphic sign is proposed over the north entry door so customers know that is a secondary entrance to the store.

Commissioner Wheeler stated that in his opinion, the proposed mosaic tile at the threshold of the north entrance is great bridge between the old and new function of the building. He suggested reducing the lettering size and using a font to match the historic mosaic tile.

Commissioner Gayle stated that the design of the proposed graphic is graceful and appropriate adding that going forward, she hopes that the Commission does not encourage the use of corporate logos. She agreed that a smaller font would be more in keeping with the historic character of the existing mosaic tile threshold.

Commissioner Redfield expressed support for the petition.

Chairman Grieve hearing no further questions from the Commission invited public comment.

Art Miller, 169 Wildwood Road, stated that he is speaking on behalf of the Lake Forest Preservation Foundation. He explained that the Secretary of Interior's Standards for Historic Preservation make the case for distinguishing historic features from new ones. He stated that the Lululemon graphic design is a very subtle one and a great improvement over some others found in the Central Business District.

Hearing no further requests to speak, Chairman Grieve recognized that the petitioner made accommodations in order to be sensitive to the building, streetscape and character of Market Square. He stated that the proposed graphic design fits very nicely in the space as proposed. He added that the proposed mosaic tile threshold speaks to the personality and uniqueness of Market Square. He explained that distinguishing historic features from new ones is a very good preservation principle, and the petitioner may want to be careful to not replicate the historic tile threshold exactly to avoid confusion over new and old. He observed that although the language of the proposed mosaic tile represents the Lululemon brand, the visual image may not be consistent with the brand.

Commissioner Sperry suggested that the mosaic tile threshold component could be removed from the petition to allow the signage to move forward. She expressed concern that the proposed tile mosaic threshold is not consistent with the character or aesthetic of Market Square.

Commissioner Gibson agreed with Commissioner Sperry. She added that she the second mosaic tile threshold is not needed and is not necessary. She stated that she does not believe there are any graphics located in Market Square on the sign boards above the windows. She recommended that the sign above the storefront windows be limited to text only.

Chairman Grieve noted that the Commission has approved an antique style font within Market Square which could be defined as a graphic. Hearing no further comments from the Commission, he invited a motion.

Commissioner Wheeler made a motion to grant a Certificate of Appropriateness approving the signage plan as presented to the Commission. He stated that the motion is based on the findings detailed in the staff report and incorporates the testimony and the Commission's deliberations as additional findings. He stated that the motion is subject to the following condition.

1. Plans submitted for permit must reflect the project as presented to the Commission. If any modifications are proposed in response to Commission direction or as a result of design development, plans clearly detailing the areas of change must be submitted at the time of submission for permit, along with the plans originally presented to the Commission, and will be subject to review by staff, in consultation with the Chairman as appropriate, to verify that the plans are consistent with the intent of the Commission and the approvals granted.

The motion was seconded by Commissioner Gayle and approved by a vote of 6 to 1 with Commissioner Gibson voting nay for the reasons previously stated.

Commissioner Wheeler made a motion to grant a Certificate of Appropriateness approving the mosaic tile at the north entry threshold. He stated that the motion is based on the findings detailed in the staff report and incorporates the testimony and the Commission's deliberations as additional findings. He stated that the motion is subject to the following conditions.

1. A revised plan for the north entry threshold tile pattern shall be presented and will be subject to review by a subcommittee of the Commission and staff.

The motion was seconded by Commissioner Gayle and approved by a vote of 5 to 2 with Commissioners Gibson and Sperry voting nay for the reasons previously stated.

OTHER ITEMS

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

No testimony on non-agenda items was presented to the Commission.

9. Additional information from staff.

No additional items were presented by staff.

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

Respectfully submitted,

Jennifer Baehr
Assistant Planner