

The City of Lake Forest
Historic Preservation Commission
Proceedings of the February 27, 2019 Meeting

A regular meeting of the Lake Forest Historic Preservation Commission was held on Wednesday, February 27, 2019, at 6:30 p.m., at the City of Lake Forest City Hall, 220 E. Deerpath, Lake Forest, Illinois.

Historic Preservation Commissioners present: Chairman Bruce Grieve and Commissioners Bob Alfe, Carol Gayle, Jan Gibson, and Bill Redfield.

Commissioners absent: Elizabeth Sperry and Wells Wheeler

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 January 23, 2019 meeting of the Historic Preservation Commission.

The minutes of the January 23, 2019 meeting were approved as submitted.

3. Consideration of a request for a Certificate of Appropriateness for additions and exterior alterations at 633 E. Woodland Road.

Property Owners: Dr. Peter Thadani and Stephanie Thadani

Representative: Edward Deegan, 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. Deegan introduced the petition on behalf of the property owners. He explained that the residence on the property is historically significant as it was originally designed by the noted Lake Forest architect, Stanley Anderson. He stated that the property is located on the corner of Woodland Road and Meadow Lane. He added that the lot is large and the residence is located close to the Woodland Road on the north side of the property. He noted that the house has a one and half story massing and is a relatively small residence in comparison to surrounding homes. He explained that Anderson's original design influenced the design of the proposed additions and porch. He stated that the house underwent renovations in 1999. He noted that during the renovations, a large dormer was added to the rear elevation. He noted that the rear dormer does not follow Anderson's original proportions or detailing. He stated that as part of the currently proposed project, the raking cornice on the rear dormer will be

removed and replaced with a cornice that is more consistent with Anderson's original detailing. He explained that the location of the proposed one car garage is on the west side of the residence and the covered porch and kitchen and mudroom additions are on the south (rear) of the residence. He added that single dormers are proposed on the front and rear of the residence to provide more light into the second floor space. He stated that the proposed kitchen and mudroom addition on the rear of the home is a one and a half story gable form. He explained that the proposed covered porch is adjacent to the rear addition. He noted that the porch columns are proposed to match the proportions of the pilasters on the front elevation. He noted that there is a Honey Locust tree located within the footprint of the proposed covered porch that is proposed for removal. He explained that the current condition of the house is tired, and as part of the project, the existing windows are proposed to be replaced, the brick will be repointed and the existing sills and trim will be repaired.

Ms. Baehr stated that the proposed additions and alterations appear to be consistent with the character and form of the existing residence. She stated that the proposed work is largely located on the rear of the home and not visible from the street. She explained that the garage addition proposed on the front elevation is stepped back from the front of the house and is consistent with the existing front facing garage mass along Woodland Road. She added that the two gable dormers proposed on the front elevation will match the existing dormers on the house and appear to improve the balance of the front facade. She stated that the proposed two-story addition is located on the rear of the residence and has a gable roof, a roof form found on the existing residence. She explained that the porch addition adjacent to the two-story addition has a series of posts which appear thin in relation to the mass of the roof above. She requested Commission input on the scale of the porch posts relative to the mass of the roof. She added that the first floor addition expands the kitchen approximately 6 feet and aligns the south wall of the kitchen with the existing south wall of the family room, creating a continuous south elevation. She stated that the existing dormer on the rear of the house, built in 1999, is proposed to be expanded to the east. She added that staff recommends that the replacement tree inches required for the removal of the Honey Locust tree be planted on site to screen the additional parking area and garage mass from views from the streetscape.

In response to questions from Commissioner Alfe, Mr. Deegan explained that although the rear porch columns are proposed to match the proportions of the front pilasters, the porch columns will be square and not fluted. He explained that the columns as proposed are influenced by the columns on the front portico of 540 Crabtree Lane, one of Stanley Anderson's earlier projects. He added that the metal roof of the porch is proposed as a charcoal gray, similar to the color of the roof shingles on the house.

In response to questions from Commissioner Gibson, Mr. Deegan confirmed that the porch roof is aluminum coated with zinc. He stated that the porch and kitchen addition have a metal roof, rather than an asphalt shingle roof like the

rest of the house, due to the pitch of the roof in those areas. He explained that the porch was designed to avoid overpowering the architecture of the original home. He stated that the proposed porch columns are intentionally simple and thin in keeping with the secondary nature of the porch in comparison to the rest of the home. He agreed to consider brick for the exterior of the kitchen addition rather than horizontal siding. He explained that although the existing rear dormer is not compatible with the rest of the home, it would not be economical to remove it. He stated that instead, working with the existing rear dormer, a raking cornice will be added to match the detailing found on the original dormers. He added that the siding on the existing rear dormer will also be replaced with siding to match the other dormers on the house.

Commissioner Gayle recognized the efforts made to update the house while maintaining the original character of the residence. She added that the use of brick on the kitchen addition would be an appropriate change to the proposed plans. She agreed that the proposed columns do appear somewhat thin and asked the petitioner to consider a column that would be more in balance with the other elements of the house.

Commissioner Redfield stated that the proposed south elevation of the porch shows a series of six columns. He suggested consideration of reducing the number of porch columns and enlarging the columns to visually support the roof above.

In response to questions from Chairman Grieve, Mr. Deegan confirmed that the existing windows around the house are set in from the face of the exterior wall. He stated that with a change from wood siding to a brick exterior on the kitchen addition, the windows on the addition will also be set in from the exterior wall. He confirmed that the ornamental detail in the half-story window on the east elevation will be retained.

In response to questions from Commissioner Alfe, Mr. Deegan stated that the asphalt roof material between the dormers on the rear elevation will be replaced to match the existing roof material.

Hearing no further questions from the Commission, Chairman Grieve asked for public testimony.

Paul Bergmann, Lake Bluff, explained that he is the son of William Bergmann, Stanley Anderson's partner and inherited the firm's drawings. He stated that the residence on the property is known as the Joseph Field No. 2 House. He explained that it was built in 1957 as a retirement home for Joseph Field, the grand-nephew of Marshall Field. He noted that it is difficult to design compatible additions to homes designed by Stanley Anderson's firm. He reviewed specific examples of elements such as porches, columns, and dormers designed by Stanley Anderson found on properties in Lake Forest to give a sense of the scale and proportion that Stanley Anderson used in his designs.

Hearing no further public testimony, Chairman Grieve invited final comments from

the Commission.

Commissioner Gibson noted that the connection between the metal roof over the kitchen addition and the asphalt shingle roof on the existing portion of the house appears awkward and suggested that the consideration be given to using an asphalt shingle roof for the addition. She suggested that further consideration be given to the porch columns.

Commissioner Alfe stated support for consideration of a brick exterior for the kitchen addition. He added that it is appropriate for the kitchen addition to have a metal roof due to the low pitch of the roof.

Commissioner Gayle stated support for the project and reiterated that the project is designed in the spirit of the original character of the residence.

Hearing no further comments from the Commission, Chairman Grieve summarized the Commission's comments adding that in his observation, porches designed by Stanley Anderson appear more intimate, rectangular and narrow in shape than the proposed porch. He noted that in contrast, the proposed porch extends away from the house. He stated that currently, the rear elevation of the kitchen addition appears flat and suggested that the petitioner consider adding detailing similar to that found around the house, to add interest to the elevation. Hearing no further comments from the Commission, he invited a motion.

Commissioner Alfe made a motion to grant a Certificate of Appropriateness for additions and alterations to the existing residence located at 633 Woodland Road based on the findings as detailed in the staff report and incorporating the Commission's deliberations as additional findings. He noted that the motion is subject to the following conditions of approval.

1. During the final design development, the petitioner shall consider the following:
 - a. Cladding the exterior of the kitchen addition with brick.
 - b. Refine the scale and proportions of the porch columns to ensure that they appear adequate to visually support the roof.
 - c. Enhanced detailing of the kitchen addition and overall rear elevation consistent with the level of detail found around the house.
2. Plans submitted for permit must reflect the project as presented to the Commission, with the refinements detailed above. If any additional 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.

3. 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.
4. A final landscape plan shall be submitted and will be subject to review and approval by the City's Certified Arborist. Replacement plantings for any trees removed shall be reflected on the final landscape plan. The City Arborist is directed to review the plan to verify that adequate screening, whether through existing vegetation or proposed enhanced plantings, is provided at the northwest corner of the property to provide screening of the third garage bay and existing parking pad from the streetscape and neighboring property to the extent possible.
5. Details of exterior lighting, if any is proposed, 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.
6. 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 5 to 0.

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 information was presented by staff.

The meeting was adjourned at 7:28 p.m.

Respectfully submitted,

Jennifer Baehr
Assistant Planner