

The City of Lake Forest
Historic Preservation Commission
Proceedings of the June 26, 2019 Meeting

A regular meeting of the Lake Forest Historic Preservation Commission was held on Wednesday, June 26, 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 Jan Gibson, Bill Redfield, Carol Gayle and Wells Wheeler.

Commissioners absent: Steve Lamontagne and Elizabeth Sperry

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 May 22, 2019 meeting of the Historic Preservation Commission.

The minutes of the May 22, 2019 meeting were approved as submitted.

3. Recognition of past Commission member Bob Alfe

Chairman Grieve thanked former Commissioner Alfe for his service to the community as a member of the Historic Preservation Commission. He reviewed the various projects that were heard by the Commission during Mr. Alfe's tenure. He presented him with a plaque recognizing his years of service.

4. Consideration of a nomination in support of designation of the residence at 1711 Devonshire Lane as a Local Landmark.

Property Owners: Christopher Enck & Martha Skup

Representative: Susan Benjamin, Benjamin Historic Certifications, LLC

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

Ms. Benjamin introduced the petition on behalf of the property owners. She explained that the Abel Fagen House was built in 1948 and was originally sited on a 90 acre parcel. She noted that the integrity of the residence, despite having been vacant for a number of years, is very much intact. She stated that the design of the residence was influenced by Frank Lloyd Wright. She added that the home displays many of the same attributes of Wright's Usonian houses.

She explained that the house has an irregular floor plan and is oriented on an angle. She stated that the home uses passive solar techniques that include horizontal louvers that diffuse air flow and broad overhangs that protect the house from the sun in the summer while allowing the lower-angle sun to project into the home during the winter. She noted that the exterior of the house features stone and wood siding. She added that the home has clerestory windows on the front and large glass windows on the rear to provide southern exposure. She stated that the original architect, George Fred Keck, established himself as a modernist architect when he designed the "House of Tomorrow" for the Century of Progress Exhibition in 1933. She added that Keck went on to design many houses in the Chicago area and on the North Shore. She stated that the Abel Fagen house was featured in the Architectural Record publication in the early 1950's. She explained that the original owner, Mildred Fagen, was an artist and life-long arts patron and philanthropist. She added that Fagen helped to establish an arts program at Roosevelt University, and was actively involved with the Ravinia Festival and the Deer Path Art League. She stated that the home's second owner, Franklin McMahon was an accomplished artist. She explained that McMahon became well-known because of his illustrations of notable historic events. She added that McMahon's work has been featured in the New York Times, The Washington Post, and the Chicago Tribune.

In response to questions from Chairman Grieve, Ms. Czerniak explained that properties located outside of the City's Local Historic Districts can be nominated for designation as individual Local Landmark Properties. She added that since the adoption of the Historic Preservation Ordinance, several property owners have submitted nominations for Local Landmark designation of their properties. She explained that property owners nominate their properties for various reasons; because they are passionate about structures or landscape features on the property and want to make sure it is preserved or in some cases, they see the potential for financial benefit. She explained that a Local Landmark designation gives the Historic Preservation Commission purview over the property. She pointed out that changes to Locally Landmarked properties are not prohibited, but require review by the Historic Preservation Commission if they are significant.

Ms. Baehr stated that the nomination is specific to the residence on the property and does not include the site in its entirety. She clarified that the pool and pool house are not included in the nomination due to the poor condition of the structures and the financial impact of restoring them. She stated that staff determined that the residence meets three of the criteria for designation adding that findings in support of the nomination are detailed in the staff report. She explained that if the Commission is supportive of the nomination, then the house will fall under the Commission's purview and review of the next agenda item, restoration and rehabilitation of the house, is appropriate.

Commissioner Wheeler expressed support for the designation. He noted the use of passive solar techniques as a unique attribute of the home.

In response to questions from Commissioner Wheeler, Ms. Benjamin stated that the pool house was constructed in 1965.

In response to questions from Commissioner Wheeler, Mr. Enck explained that the pool house and pool are in poor condition. He noted that there are no plans to restore the pool or pool house at this time and therefore, designation is not requested.

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

Commissioner Gayle stated that Ms. Benjamin's report was very comprehensive and informative.

Commissioner Gibson expressed support for the designation.

Chairman Grieve stated that the residence is well-deserving of the Local Landmark designation. Hearing no further comments from the Commission, he invited a motion.

Commissioner Wheeler made a motion to recommend approval of the designation of the residence at 1711 Devonshire Lane as a Local Landmark to the City Council. He stated that the motion is based on information provided by the petitioner, the findings presented in the staff report, consideration of the applicable criteria from the Code and physical inspection of the property.

The motion was seconded by Commissioner Redfield and approved by a vote of 5 to 0.

5. Consideration of a request for a Certificate of Appropriateness authorizing restoration of and repairs to the residence at 1711 Devonshire Lane.

Property Owners: Christopher Enck & Martha Skup

Representative: Christopher Enck

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

Mr. Enck stated that he recently purchased the property. He explained that the majority of the issues with the home are related to deferred maintenance but overall, the home is structural sound. He noted that the proposed scope of work for the restoration involves mostly repair work. He stated that when he purchased the home, the roof was in very poor condition and was leaking so he moved quickly to obtain a building permit to replace the roof. He stated that the roof replacement is currently underway. He added that the new roof will not change the appearance of the house. He explained that portions of the roof overhang have rotted and those areas are will be repaired as part of the planned

restoration work. He stated that the stone around the house is in good condition and only minor tuck pointing and cleaning of the stone is proposed. He noted that the existing whole house fan located on the roof will be replaced with a lower profile rectangular unit. He stated that the existing driveway will be replaced with new asphalt. He added that the configuration of the driveway will remain the same. He stated that the roof overhang projects 16 feet from the building and some reinforcement of the structure is needed to prevent the overhang from sagging. He explained that in some areas, the wood siding and trim is rotted and stated that those areas will be repaired. He explained that some of the large panes of glass around the house have cracks and will be replaced. He stated that a steel door, not original to the home, located on the east side of the house, is proposed to be replaced with a new aluminum clad sliding glass door to match other sliding glass doors around the house. He explained that currently, there are no plans to restore the pool or pool house. He noted however that debris will be removed and the pool and pool house secured.

Ms. Baehr stated that the house has been vacant for a number of years and has fallen into disrepair. She stated that the proposed restoration and repair work is needed to preserve the house. She explained that the proposed work does not impact the appearance of the house and follows the Secretary of Interior's Standards for Rehabilitation which require restoration and repairs to be sensitive to the existing features of the home and any changes to be compatible with the original structure.

In response to questions from Commissioner Gibson, Mr. Enck stated that he has not yet selected a mason for the stonework. He acknowledged that the existing vegetation on the property is overgrown and will be cleaned up. He stated that there are no plans to remove any trees. He stated that extensive interior work is needed to make the living space more functional.

In response to questions from Commissioner Wheeler, Mr. Enck stated that the house has some insulation in the ceilings, but more will be added. He noted that the 3 inch depression on the roof was originally meant to hold water as part of the home's passive cooling and heating system but is problematic and will be infilled with insulation. He stated that the appearance of the roof from the ground will not change. He noted that all the home's mechanical equipment needs to be replaced. He stated that he and his family currently live in a historic home in Winnetka and once the restoration work is finished they plan to move into the home at 1711 Devonshire Lane.

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

Commissioner Gayle expressed admiration for the dedication required to undertake the restoration of the home.

Commissioner Redfield expressed support for the petition.

Chairman Grieve stated that it is admirable that the petitioner is willing to repair the deteriorated areas of the home rather than replace and reconstruct the home. He stated that designation of the home as a Local Landmark will preserve and protect the restoration work that the petitioner has planned. He stated that the designation is important to assure that any changes contemplated by a future owner are compatible with and respectful of the home given its significance. Hearing no further comments from the Commission, he invited a motion.

Commissioner Wheeler made a motion to grant a Certificate of Appropriateness authorizing restoration of and repairs to the residence at 1711 Devonshire Lane consistent with the plans presented to the Commission.

The motion was seconded by Commissioner Gibson and approved by a vote of 5 to 0.

6. Consideration of a request for a Certificate of Appropriateness to allow demolition of the existing residence located at 531 E. Woodland Road and approving a replacement residence, attached garage, driveway alterations, tree removal, a re-landscaping plan and overall site plan.

Property Owner: Todd Altounian

Representative: Peter Witmer, 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. Witmer introduced the project on behalf of the property owner. He stated that the existing residence on the property is a modern ranch style home. He noted that the property owner initially approached the project with the intention of preserving the existing house on the property. He stated however that after study, it was determined that the existing house would be difficult to rehabilitate due to several factors including the existing slab on grade construction, mechanical issues, and the layout of the floorplan. He explained that after modifications, very little of the existing house would be preserved and the end project would likely be a compromised structure. He noted that a Historic Resource Evaluation of the home was completed and provided to the Commission. He stated that the report concluded that demolition of the home is appropriate. He acknowledged that there many trees on the property, he noted however that several of the trees are in fair to poor condition. He stated that the new house is proposed generally in the same location as the existing house. He explained that the proposed residence is a butterfly plan, somewhat resembling the footprint of the existing house, and noted that two curb cuts are proposed to access the motor court at the front entrance. He stated that a rear terrace and new pool are proposed at the rear of the home generally in the location of the existing patio and pool. He acknowledged the staff comments and agreed that

consideration can be given to reducing the size of the motor court in an effort to preserve significant trees on the site and reduce the amount of impervious surface on the site. He stated that the garage is located on the east side of the house, partially below grade. He noted that the roof overhang around the house projects 3 feet, eliminating the need for gutters on the house. He explained that the design intent of the home is intentionally understated, with a simple and clean appearance.

Ms. Czerniak stated that the existing house on the property is identified as a Contributing Structure to the Historic District because of its age. She noted that any structure within the Historic District that is over 50 years old is identified as a Contributing Structure. She stated that the visual impact of the open space and trees is the most significant feature of the site from the streetscape. She noted that although the existing residence on the property is interesting, it is not remarkable architecturally. She acknowledged that there are limitations of the existing house that make rehabilitation difficult and impractical. She stated that the Historic Resource Evaluation prepared by the petitioner's consultant will be kept in the City's archives. She suggested that the original plans of the existing residence be offered to the History Center. She stated that staff supports the demolition adding that findings in response to the demolition criteria are detailed in the staff report. She explained that based on the City Arborist's review of the proposed plans and inspection of the trees, staff recommends further study of the driveway configuration and motor court in an effort to protect and preserve the most significant trees on the property. She added that many properties in the area have two curb cuts but noted that at the proposed location, there is a significant grade change from the property to Sheridan Road. She added that reducing the amount of impervious surface on the site should also be considered. She stated that staff would like the opportunity to work with the petitioner on the overall site plan in an effort to address these issues. She noted that the proposed residence is sited slightly closer to the street than the existing residence. She explained that the massing of the proposed residence is low and horizontal similar to that of the existing home on the property. She added that the design of the proposed residence allows the open nature of the site and the unique topography to continue to be visually dominant features of the site. She suggested that consideration be given to softening the proposed white and black color palette. She stated that overall, staff supports the petition with the opportunity to work with the petitioner on some refinement of the project. She recommended continuation of consideration of the replacement residence and overall site plan.

In response to questions from Commissioner Gibson, Mr. Witmer explained that the house is not an unusual example of the modern ranch architectural style. He explained that the work needed to rehabilitate the house to modern living standards would essentially result in the demolition of the house.

Commissioner Gibson stated that Sheridan Road is one of the most prominent streets in the community and pointed out that this property is highly visible at the

corner of Woodland and Sheridan Roads

Commissioner Wheeler stated that the house has some special features but recognized that the house shows signs of deterioration. He noted that the architecture of the existing house fits in well with the natural features of the property.

In response to questions from Commissioner Wheeler, Mr. Witmer confirmed that the house has unique features characteristic to the time period during which it was constructed, however the features are not workable for a modern family.

Ms. Czerniak stated that the initial discussions with the property owner were about rehabilitation of the existing house but after further investigation, the petitioner determined that demolition was the more reasonable direction.

Commissioner Gayle stated that it is unfortunate that adaptive reuse of the existing house is not possible.

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

Susan Stetson, 450 Illinois Road, stated that she understands that it is not practical to rehabilitate the existing residence, however she noted that the proposed increase in the amount of impervious surface of the site appears to be significant. She asked the petitioner to reconsider the site plan and reduce the amount of impervious surface on the site.

Susan Sailor Daly, 1160 Sheridan Road, stated that the demolition of the house will be a loss for the community noting that the house is identifiable as a mid-century modern home. She stated concern about the additional curb cut proposed on Sheridan Road. She explained that additional curb cuts along Sheridan Road could pose a safety issue.

Tom Swarthout, 987 Maplewood Road, stated that he appreciates unique and significant homes, however, in his opinion, the existing house on the property is not the type of home that will attract young families to Lake Forest. He explained that denying the demolition of the house will send a message that it is a challenge to build a new house in Lake Forest. He encouraged the Commission to support the request for demolition.

Hearing no further public testimony, Chairman Grieve invited final comments on the demolition request from the Commission.

Commissioner Gibson explained that she is intrigued by the existing residence but understands the challenges in trying to rehabilitate the home.

Commissioner Wheeler stated that he is conflicted about the demolition of the existing residence.

Commissioner Gayle stated agreement with the comments of the other Commission members.

Commissioner Redfield stated that because the existing house is not a particularly significant house, that he supports the demolition request.

Chairman Grieve agreed that it is difficult seeing historic homes demolished but noted that the criteria for demolition appear to be met. He recognized that the work needed to rehabilitate the existing house would likely result in a near demolition of the residence and a compromised end product. He invited a motion.

Commissioner Wheeler made a motion to approve the demolition of the residence subject to the approval of a replacement residence.

The motion was seconded by Commissioner Gibson and approved by a vote of 4 to 1, with Commissioner Wheeler voting nay for the reasons previously stated.

Chairman Grieve invited comments from the Commission regarding the replacement residence.

In response to questions from Commissioner Gibson, Mr. Witmer confirmed that a preliminary grading plan was submitted. He noted that water will be captured on site to avoid runoff onto Woodland Road. He stated that area drains are not currently proposed. He pointed out that the property has a significant pitch allowing adequate water flow. He agreed to study the site plan in an effort to reduce the amount of impervious surface on the site. He noted however that reducing the size of the motor court at the front of the house will make turning movements difficult, making the second drive a necessity. He stated that he understands the concerns about a new curb cut on Sheridan Road however, landscaping will help to minimize the visibility of the increased impervious surface. He stated that the exact shade of white for the brick has not yet been selected. He noted that the large overhangs around the house will put the majority of the house in shadow during the day, affecting how the color of the brick will be perceived. He stated that the metal roofs proposed above the front and rear entries differentiate the points of entry from the rest of the house.

In response to questions from Commissioner Wheeler, Mr. Witmer stated that the 6:12 roof pitch achieves the desired architectural style. He noted that the bedrooms above the garage will have windows that extend from floor to ceiling.

Commissioner Gayle stated that it appears that the automobile is governing the design of the home.

In response to questions from Commissioner Gayle, Mr. Witmer acknowledged that it is difficult to separate the features needed to accommodate cars from the design of the home since vehicles are an important part of how today's families live. He explained that the site will be dominated by landscaping and open space. He added that the landscape plan shows multiple layers of plantings around the property. He stated that the motor court does not necessarily need to be a square. He added they will study other options for the motor court.

Chairman Grieve summarized the Commission's concerns and reviewed the aspects of the proposed replacement residence that need further study and refinement. He stated that the configuration of the parking court, driveway and the necessity of the second curb cut on Sheridan Road should be reconsidered with the goals of reducing the amount of impervious surface and preserving tree. He added that a less stark, more natural color palette and the addition of limited architectural detailing, perhaps an element from the existing residence or detail on the windows, should be considered. Hearing invited a motion from the Commission.

Commissioner Wheeler made a motion to continue consideration of the replacement residence with a request that consideration be given to the following items:

1. The overall site plan as it relates to the amount of impervious surface, grading, tree removal/preservation (short term and long term), location of the fire pit/mechanical equipment, consistency between the landscape plan and site plan.
2. The motor court and driveway configuration and need for an additional curb cut on Sheridan Road.
3. Architectural detailing in an effort to add interest to the exterior of the home.
4. The fenestration pattern and articulation of the front entry.
5. A more subtle and natural color palette.

The motion was seconded by Commissioner Gibson and approved by a vote of 5 to 0.

**7. Consideration of a request for a Certificate of Appropriateness authorizing construction of a detached three-car garage and additions and exterior alterations to the residence at 410 Washington Road.
Property Owner: Alling C. Brown Trust (Bank of America & Thoms E. Quinlan Successor, Co-Trustees)**

Contract Purchaser and Representative: Michael Hrusovsky

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

Mr. Hrusovsky stated that he is the contract purchaser of the 410 and 420 Washington Road properties. He noted that the 410 and 420 Washington Road properties created through the Alling Subdivision which is comprised of six residences accessed by private drives off of Washington Road. He explained that he is considering ways to preserve open space on the north part of 410 Washington Road as a neighborhood "green" and the potential of a future building on the 410 property, an accessory structure or a separate residence. He stated that he is also exploring the potential for subdividing the 410 property. He explained that the current proposal involves restoration of the existing home including a small addition and a detached three-car garage. He stated that the proposed modifications to the house include converting the existing sunroom into a screen porch, removing the single-car garage door at the basement level and replacing it with French doors to bring light into the basement. He stated that the existing mudroom on the rear of the home will be slightly expanded. He explained that the proposed detached garage is located north of the residence and setback from the front of the house. He stated that the style of the garage is intended to resemble a traditional carriage house.

Ms. Czerniak stated that the projects proposed and being contemplated for the 410 and 420 properties have several components. She explained that some of the ideas being considered require review by the Zoning Board of Appeals and potentially, the Plan Commission. She noted that staff is working with the petitioner to move various components of the projects forward however, depending on the larger scope of work planned, some later phases may have impacts on what is now presented to the Commission.

Ms. Baehr stated that based on staff's review it appears that the additions and alterations proposed on the residence are relatively minimal and in keeping with the character of the existing house. She noted however that the proposed detached garage is large compared to the scale of the residence on the property. She added that the architectural detailing and fenestration on the garage appear inconsistent with elements on the existing residence. She stated that staff received letters from the neighbors at 430 and 460 Washington Road expressing concerns about the proposed garage and questions in general about the full extent of work planned on the property. She added that the letters also point out a number of discrepancies between the drawings submitted by the petitioner and the existing conditions of the house. She noted that although staff is generally supportive of the additions and alterations proposed to the residence, it is important to have a clear understanding of the existing conditions of the house. She stated that due to the inconsistencies between the submitted

drawings and the existing conditions of the residence, the Commission may want to consider continuing the some aspects of the petition until a complete set of drawings, accurately depicting the existing conditions, is submitted and reviewed. She explained that at this time there appears to be many concerns from both staff and neighbors related to the proposed garage. She noted that the staff report recommends continuing consideration of the garage to allow refinement of the architectural design and massing.

In response to questions from Commissioner Gibson, Ms. Czerniak stated that the Commission is only considering the proposed changes to the residence and the proposed detached garage on the 410 Washington Road property at this time. She clarified that the concept plans presented by the petitioner that contemplate subdivision or a guest house would require review by the Plan Commission in advance of consideration of the design aspects by the Commission.

In response to question from the Commission, Mr. Hrusovsky agreed to consider refinements to the garage in an effort to make it more subservient to the residence. He added that the materials and detailing of the garage are intentionally different from the residence. He pointed out the maple tree adjacent to the existing driveway noting that the garage could be shifted to the west to ensure that the maple tree is not impacted. He explained that he is currently proposing to create additional space in the attic within the existing roof form of the house.

In response to questions from the Commission, Ms. Baehr explained that only a portion of the attic square footage is counted toward the overall square footage of the residence due to the height at which the attic level is located above the first floor. She explained that whether or not the attic space is built out for living space does not affect the square footage calculations.

Commissioner Wheeler suggested that consideration be given to lowering the height of the mudroom to align more closely with the height of the other single-story masses around the house. He added that the fenestration pattern around the house may need refinement to align with the expansion of the mudroom. He stated that in his opinion, the garage needs to be reduced in scale. He observed that the architectural style of the garage does not relate to the residence.

In response to questions from Commissioner Gayle, Mr. Hrusovsky confirmed that the 410 Washington Road property is adjacent to a vacant property that fronts on Illinois Road. He stated a willingness to consider changes to the garage in an effort to minimize its appearance in relation to the house.

Commissioner Gayle observed that dormers on the garage could be similarly detailed to the dormers on the residence and brick as opposed to wood

siding could be used to allow the garage to relate to the residence.

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

James Carris, 430 Washington Road, stated that overall, he is supportive of the restoration of the houses at 410 and 420 Washington Road. He noted however that the plans presented are inconsistent and not clearly detailed. He stated that there are many questions regarding the scope of the project. He stated that it appears that there are a number of items aspects of the project, including landscaping, that are not clearly detailed in the petitioner's plans. He stated that he understands that the potential request for subdivision of the property is not under the purview of the Commission, but noted that subdivision would affect the lot size and allowable square footage on the property. He stated concern about the possibility of the living space above the garage and questioned whether the space would be an additional living unit, a rental unit, on the property. He explained that it is difficult for the neighbors to understand the full scope of the project and requested that more and clearer information be provided prior to any Commission action.

Ann Pollock, 452 Illinois Road, stated that her family has enjoyed the open space on the property for years. She expressed concern over the possibility of subdividing the property, building an additional structure, and closing off the open space from the surrounding neighbors.

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

In response to questions from Chairman Grieve, Ms. Czerniak stated that currently, the petitioner has not filed plans for consideration by the Plan Commission. She explained that the concepts presented by the petitioner are not permitted by right based on the zoning of the property. She stated that one or more variances or special approvals would be required to subdivision the property or add an additional living unit on the property.

Mr. Hrusovsky thanked the Commission stating that he has received helpful comments and will continue to move forward with development of the project details.

Chairman Grieve suggested that the petitioner carefully consider the direction and observations offered by the Commission as the project is refined. He invited a motion to continue the petition. Commissioner Wheeler made a motion to continue the petition to allow further development of the drawings and to allow the petitioner to refine the plans in response to the comments offered by the Commission.

The motion was seconded by Commissioner Gayle and approved by a vote of 5 to 0.

8. Consideration of a request for a Certificate of Appropriateness authorizing construction of a detached two-car garage and additions and exterior alterations to the residence at 420 Washington Road.

Property Owner: Alling C. Brown Trust (Bank of America & Thoms E. Quinlan Successor, Co-Trustees)

Contract Purchaser and Representative: Michael Hrusovsky

Mr. Hrusovsky stated that the residence at 420 Washington Road is bordered by a shallow ravine on the south side of the property. He noted that the residence is similar in design to the houses at 430 and 460 Washington Road. He stated that the house has been vacant for a number of years. He reviewed proposed modifications to the existing house; a mudroom addition on the west side of the house, various alterations to each elevation and the addition of a two-car detached garage. He stated that the Zoning Board of Appeals recently recommended approval of variances that would allow the construction of the proposed additions and hardscape areas within the required setbacks subject to the review and approval by the Historic Preservation Commission. He explained that the current location of the proposed detached garage is setback from the front of the house. He stated that a healthy Linden tree is located within the footprint of the garage and would be removed. He stated that he has developed alternate plans in which the garage is shifted to the north, toward the front elevation of the house, in order to preserve the Linden tree. He stated that in his opinion, the alternate plan does not seem appropriate for the property or in the context of the surrounding properties.

Commissioner Gibson stated that in her opinion, the location of the garage should be adjusted to preserve the significant tree. She stated that the gambrel roof on the garage makes the mass of the structure appear large in comparison to the house. She noted that the cupola on the garage seems extraneous adding to the mass. She added that the dormers appear oversized for the garage structure noting that the garage appears to overwhelm the residence.

Commissioner Wheeler stated that the proposed garage is inappropriate for the residence. He stated that the petitioner should consider incorporating elements from the existing residence into the design of the garage. He stated that an attached garage could shift the garage away from the tree enough to the preserve the tree.

Commissioner Gayle agreed with the comments of the other Commissioners.

Chairman Grieve explained that when reviewing additions or additional structures, such as garages, the Commission looks to the style of the existing structure on the property for guidance. He stated that the proposed garage is incompatible with the massing and design of the residence. He invited a

motion.

Commissioner Wheeler made a motion to continue consideration of the additions, alterations and detached garage to allow further study and refinement based on the comments offered by the Commission.

The motion was seconded by Commissioner Gibson 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 9:00 p.m.

Respectfully submitted,

Jennifer Baehr
Assistant Planner