

Agenda Item 3
210 Mayflower Road
Additions

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Vicinity Map
Air Photos

Materials Submitted by Petitioner

Application
Statement of Intent
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Proposed Site Plan
Proposed East Elevation
Proposed North & South Elevations – Garage Addition
Proposed North & South Elevations – Bedroom Addition
Existing Floor Plan
Proposed Floor Plan
Conceptual Landscape Plan
Images of Existing Residence



STAFF REPORT AND RECOMMENDATION

TO:	Interim Chairman Grinnell and members of the Historic Preservation Commission
DATE:	November 17, 2021
FROM:	Jennifer Baehr, Planner
SUBJECT:	210 Mayflower Road – Additions

PETITIONERS

Kavitha and Sanjay Gandhi
210 Mayflower Road
Lake Forest, IL 60045

PROPERTY LOCATION

210 Mayflower Road

HISTORIC DISTRICTS

East Lake Forest Local & National
Register Historic Districts

PROJECT REPRESENTATIVE

William Sturm, architect
24540 N. Elm Road
Lake Forest, IL 60045

SUMMARY OF THE PETITION

The petitioners are requesting a Certificate of Appropriateness to allow construction of single story additions on the front of the home and the addition of dormers. The petitioner also proposes modifications to the driveway and motor court at the front of the home.

DESCRIPTION OF PROPERTY AND SURROUNDING AREA

This property is located on the west side of Mayflower Road, between Maplewood and Illinois Roads. The property is approximately 1.95 acres in size and includes a portion of a ravine along the west property line. The existing residence on the site was constructed in 1955 and is a contemporary ranch style home designed by architect Edward Dart.

STAFF EVALUATION

Proposed Additions

The petitioners are proposing additions on the east side of the house that are essentially extensions to the existing north and south wings. The additions are each a single story mass with low-pitch gable roof forms to match the existing home. On the north wing of the home, the addition will provide two additional garage spaces. The addition proposed on the south wing will provide two bedroom suites and enlarge an existing bedroom. The design and exterior materials of the additions are proposed to match the contemporary style of the existing residence. Two eyebrow dormers are proposed on the south wing of the home and will match the existing eyebrow dormers on the north side of the home.

Site Plan

The existing driveway on the east side of the home will be modified to accommodate the additions as shown in the proposed site plan. The existing vegetation on the east side of the north and south wings will be relocated. A new paver motor court is proposed at the front of the house between the north and south wings. A stone apron is proposed between the motor court and the addition on the

north wing of the house. Stone planters are proposed on the east end of the motor court and in front of the addition proposed on the north side of the home.

Findings

A staff review of the Historic Preservation standards in the City Code is provided below. As appropriate, findings in response to the standards are offered for the Commission's consideration.

Standard 1 - Height:

This standard is met. As noted above, the additions are each a single story mass and will align with the existing rooflines on the north and south wings of the home. The addition on the south side of the home is 15 feet tall and the addition on the north side is 13.5 feet tall. At its tallest point, the existing residence is 23 feet as measured from the lowest point of existing grade, on the west side of the home, adjacent to the ravine.

Standard 2 – Proportion of Front Façade:

This standard is met. The extensions of the north and south wings will maintain the proportions of the front façade and do not increase the visual mass or height of the home as viewed from the front.

Standard 3 – Proportion of openings:

This standard is met. The existing residence presents a variety of opening sizes and proportions. The additions present openings that are in keeping with the contemporary style of the home. On the east elevation, the additions have clerestory windows. On the north and south elevations there is a combination of vertical and square shape openings that follow the proportions of existing openings on the home. Glass block openings are proposed on the addition on the south wing of the home to match the glass block on the front of the house.

Standard 4 Rhythm of Solids to Voids:

This standard is met. The additions feature expanses of openings on the north and south elevations with a more solid appearance on the east elevation, following the existing rhythm of solids to voids found on the home.

Standard 5 – Spacing on the Street:

This standard is met. Given the expansiveness of the property and the existing home being set back from the street, the proposed additions do not have an impact on the spacing of structures along the streetscape.

Standard 6 – Rhythm of Entrance Porches:

This standard is not applicable to the petition. The front entrance is not proposed to change.

Standard 7 – Relationship of Materials and Texture:

This standard is met. The proposed exterior materials will match the existing home. The exterior walls of the additions will be synthetic stucco and the roof will be wood shingle to match the existing exterior wall and roof material on the home. Aluminum clad wood windows are proposed. Neither the existing, nor the new windows have muntins. Trim, soffits and fascia boards will be wood. Fieldstone is proposed for the planter walls.

Standard 8 – Roof Shapes:

This standard is met. The roof of the existing residence is comprised of multiple low-pitch gable

roof forms. The additions will have low-slope gable roofs to match the existing residence.

Standard 9 – Walls of continuity:

This standard is generally met. The proposed additions will follow the massing, scale and architectural detailing of the existing residence.

Standard 10 - Scale:

This standard is met. The project as proposed complies with the building scale requirements. After deducting 50 percent of the area of non-table land, land on which the slope exceeds 10 percent, the property totals 78,443 square feet. A residence of up to 8,075 square feet is permitted on the property. In addition, design elements totaling 808 square feet and a garage allowance of 800 square feet are permitted. The existing home with the proposed bedroom addition totals 4,993 square feet. The proposed garage addition is 534 square feet and together with the existing garage area, exceeds the 800 square foot garage allowance by 311 square feet; the excess square footage of the garage is included in the overall square footage of the house. In conclusion, the existing residence with the proposed additions totals 5,304 square feet and is 34 percent *under* the maximum allowable square footage for the property.

Standard 11 – Directional Expression of Front Elevation:

This standard is met. The proposed additions do not change the directional expression of the front elevation.

Standard 12 – Preservation of Historic Material:

This standard is met. The proposed additions do not impact any distinguishing original qualities of the existing residence.

Standard 13 – Preservation of natural resources:

This standard is met. No trees are proposed for removal as part of this request. The petitioner is proposing to relocate the existing vegetation from the area of the proposed additions. The conceptual landscape plan provided by the petitioner appears to show that the existing vegetation will be relocated around the foundation of the new additions. There are two existing trees adjacent to the driveway that the petitioner intends to preserve. As the plans are developed further, a more detailed landscape plan will be required and should reflect that, at a minimum, foundation plantings around the new additions consistent with the City Code requirement.

Standard 14 – Compatibility:

This standard is met. The style, massing and scale of the additions are compatible with the existing residence.

Standard 15 – Repair to deteriorated features:

This standard is not applicable to this request.

Standard 16 – Surface cleaning:

This standard is not applicable to this request.

Standard 17 – Integrity of historic property:

This standard is met. The integrity of the existing residence is not threatened by the proposed additions. The additions are designed in a manner that is compatible with the character of the property and will serve to improve the functionality of the residence for the homeowners.

PUBLIC COMMENT

Public notice of this petition was provided in accordance with the City requirements and practices. Notice was mailed by the Community Development Department to surrounding property owners and residents and the agenda for this meeting was posted at various public locations and on the City's website. As of the date of this writing, no correspondence was received regarding this request.

RECOMMENDATION

Grant a Certificate of Appropriateness for the proposed additions and driveway modifications subject to the following conditions of approval.

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 detailed, landscape plan shall be submitted and will be subject to review and approval by the City's Certified Arborist. The plan shall provide for, at a minimum, foundation plantings around the additions. If during construction, trees on the site are compromised in the opinion of the City's Certified Arborist, replacement inches or payment in lieu of on site planting may be required.
3. Prior to the issuance of a building permit, a plan to protect trees and vegetation identified for preservation during construction must be submitted and will be subject to review and approval by the City's Certified Arborist.
4. Details of exterior lighting 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. 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 existing trees and landscaping during construction.

THE CITY OF LAKE FOREST BUILDING REVIEW BOARD -- BUILDING SCALE INFORMATION SHEET

Address 210 Mayflower Road Owner(s) Kavitha and Sanjay Gandhi
 Architect William Sturm, architect Reviewed by: Jen Baehr
 Date 11/17/2021
 Lot Area 85290 sq. ft. Table Land 71596 sq. ft. Non-Table Land 13694 sq. ft.

Square Footage of Existing Residence:

1st floor 4178 + 2nd floor 0 + 3rd floor 0 = 4178 sq. ft.

Design Element Allowance = 808 sq. ft.

Total Existing Design Elements = 552 sq. ft. Excess = 0 sq. ft.

Garage 577 sf actual ; 800 sf allowance = 0 sq. ft.

Garage Width 21' - 9" ft. *may not exceed 24' in width on lots 18,900 sf or less in size.*

Basement Area = 0 sq. ft.

Accessory buildings = 50 sq. ft.

Total Square Footage of Existing Residence To Remain: = 4228 sq. ft.

Square Footage of Proposed Additions:

1st floor 765 + 2nd floor + 3rd floor 0 = 765 sq. ft.

New Garage Area 534 sq. ft. Excess = 311 sq. ft.

New Design Elements 168 sq. ft. Excess = 0 sq. ft.

TOTAL SQUARE FOOTAGE = 5304 sq. ft.

TOTAL SQUARE FOOTAGE ALLOWED = 8075 sq. ft.

DIFFERENTIAL = -2771 sq. ft. **NET RESULT:**
Under Maximum

2771 sq. ft. is

34.0% under the
Max. allowed

Allowable Height: 40 ft. Actual Height 23 ft (existing house) 15 ft (addition)

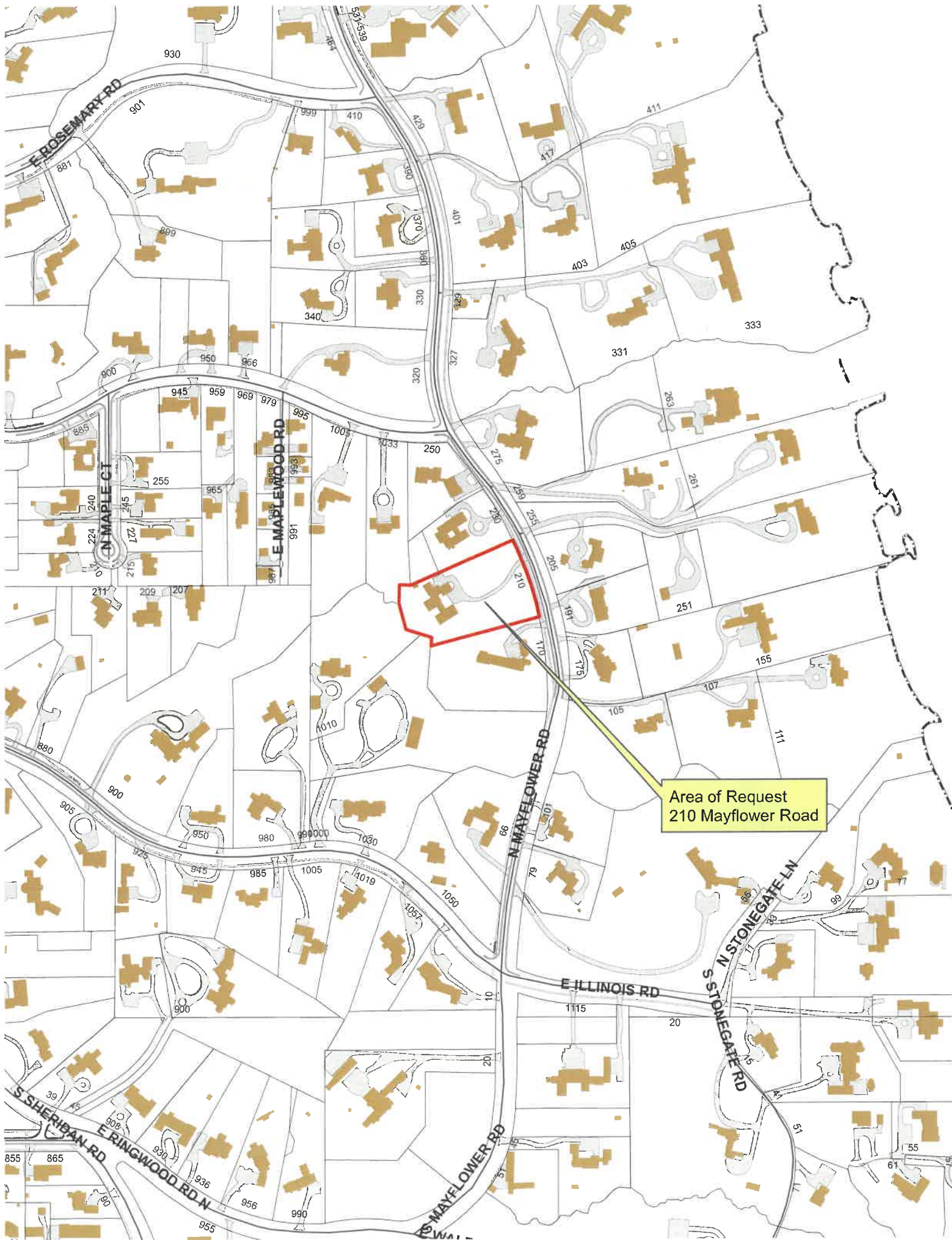
DESIGN ELEMENT EXEMPTIONS (Existing & Proposed)

Design Element Allowance: 808 sq. ft.

Front & Side Porches = 0 sq. ft.
 Rear & Side Screen Porches = 0 sq. ft.
 Covered Entries = 0 sq. ft.
 Portico = 0 sq. ft.
 Porte-Cochere = 0 sq. ft.
 Breezeway = 0 sq. ft.
 Pergolas = 181 sq. ft.
 Individual Dormers = 492 sq. ft.
 Bay Windows = 47 sq. ft.

Total Actual Design Elements = 720 sq. ft.

Excess Design Elements = 0 sq. ft.



Area of Request
210 Mayflower Road



Area of Request
210 Mayflower Road

Area of Request
210 Mayflower Road





THE CITY OF LAKE FOREST
HISTORIC PRESERVATION COMMISSION APPLICATION FOR A
CERTIFICATE OF APPROPRIATENESS

PROJECT ADDRESS 210 Mayflower Road, Lake Forest, IL 60045

APPLICATION TYPE

RESIDENTIAL PROJECTS		COMMERCIAL PROJECTS	
<input type="checkbox"/> New Residence	<input type="checkbox"/> Demolition Complete	<input type="checkbox"/> New Building	<input type="checkbox"/> Landscape/Parking
<input type="checkbox"/> New Accessory Building	<input type="checkbox"/> Demolition Partial	<input type="checkbox"/> Addition/Alteration	<input type="checkbox"/> Lighting
<input checked="" type="checkbox"/> Addition/Alteration	<input type="checkbox"/> Height Variance	<input type="checkbox"/> Height Variance	<input type="checkbox"/> Signage or Awnings
<input type="checkbox"/> Building Scale Variance	<input type="checkbox"/> Other	<input type="checkbox"/> Other	

HISTORIC DISTRICT OR LOCAL LANDMARK (leave blank if unknown)

- ☒ East Lake Forest District ☐ Green Bay Road District ☐ Vine/Oakwood/Green Bay Road District
☐ Local Landmark Property or District ☐ Other

PROPERTY OWNER INFORMATION

Kavitha and Sanjay Gandhi

Owner of Property

210 Mayflower Road

Owner's Street Address (may be different from project address)

Lake Forest, IL 60045

City, State and Zip Code

(847) 693-6462

Phone Number

NA

Fax Number

renovate@doctorgandhi.com

Email Address

Owner's Signature

ARCHITECT/BUILDER INFORMATION

William Sturm

Name and Title of Person Presenting Project

Serena Sturm Architects, Ltd.

Name of Firm

24540 N. Elm Road, Lake Forest, IL 60045

Street Address

241101 Geneva Road, St. Charles, IL 60174

City, State and Zip Code

(847) 651-9944

Phone Number

NA

Fax Number

bsturm@serenasturm.com

Email Address

Representative's Signature (Architect/ Builder)

The staff report is available the Friday before the meeting, after 3:00pm.

Please email a copy of the staff report

☒ OWNER ☒ REPRESENTATIVE

Please fax a copy of the staff report

☐ OWNER ☐ REPRESENTATIVE

I will pick up a copy of the staff report at the Community Development Department

☐ OWNER ☐ REPRESENTATIVE



Statement of Intent

The program for the intended expansion/renovation of the residence owned by Kavitha and Sanjay Gandhi is as follows:

- Enlarge three existing bedrooms to include more closet space and individual bathrooms for their children.
- Add an "activity room" to be shared by the expanded/renovated children's bedrooms.
- Add two additional garages spaces to the two that exist.

The Gandhi residence is positioned 200+ feet west of Mayflower Road and is visible by entering their driveway. After the intended expansion/renovation, the residence will be significantly below the property's allowed building scale and will meet pertinent HPC's Standards of Appropriateness as follows:

- Height: The intended expansions will be contained within the height of extended, existing, roof lines to remain visually compatible with its existing context.
- Proportion of front façade: The intended expansions will be contained within extended, existing, building massing to preserve the current proportions of the front façade.
- Proportion of openings: The intended expansions will mimic the proportion of existing openings to remain visually compatible.
- Rhythm of solids to voids in front facades: The solids and voids of the intended expansions duplicate the rhythm of those that exist.
- Rhythm of spacing and structures on streets: Distant settings of adjacent buildings negates the importance of this consideration.
- Rhythm of entrance porches: Not applicable.
- Relationship of materials and texture: Except for the addition of porous pavers in the auto court and potentially a more durable substitution for the existing glass block, all materials will be matched to those that exist.
- Roof shapes: Roof and dormer shapes will be matched to those that exist.
- Walls of continuity: Not applicable.
- Scale of structure: The resulting scale of the expansions will duplicate the scale of existing constructions.
- Directional expression of front elevation: Distant settings of adjacent buildings negates the importance of this consideration.
- Preserving distinguishing features: Expansions will not impact but rather reference and feature distinguishing characteristics.

Supporting Documents

- **Tree Survey**
 - Prior to the project's inception, the Gandhi's had consulted the City's Forester in an effort to preserve two trees (located on the site plan) that appear to be dying. The intended expansion/renovation was designed to continue this tree preservation effort.
- **Consultant's Report**
 - Though demolitions and expansions will not be extensive, the Gandhi's will be hiring a structural engineer to design the project's foundations and structure.

October 8th,
2021

Historic Preservation Committee
Re: 210 N Mansfield Rd.

Dear Committee Members,

Thank you for considering our project.
We are writing to let you know that we met
with our neighbors David and Heather Strong
and Bob Scaler and Mary Kette this week. We
shared our drawings with each of them, and they
confirmed their support of our project.

Please don't hesitate to contact us with questions.

Sincerely,





THE CITY OF LAKE FOREST
HISTORIC PRESERVATION COMMISSION APPLICATION
DESCRIPTION OF EXTERIOR MATERIALS
(The use of natural materials is strongly encouraged)

Façade Material

- ☒ Stone
☐ Brick
☐ Wood Clapboard Siding
☐ Wood Shingle
☐ Cementitious Stucco
☒ Other Synthetic stucco

Foundation Material

Exposed Foundation Material _____
Poured concrete

Color and/or Type of Material Grey stucco, beige field stone

Window Treatment

Primary Window Type

- ☐ Double Hung
☒ Casement
☐ Sliding
☐ Other _____

Finish and Color of Windows

- ☐ Wood (recommended)
☒ Aluminum Clad
☐ Vinyl Clad
☐ Other _____

Color of Finish White

Window Muntins

- ☒ Not Provided
☐ True Divided Lites

Simulated Divided Lites

- ☐ Interior and Exterior muntin bars (recommended)
☐ Interior muntin bars only
☐ Exterior muntin bars only
☐ Muntin bars contained between the glass

Trim Material

Door Trim

- ☐ Limestone
☐ Brick
☒ Wood
☐ Other _____

Window Trim

- ☐ Limestone
☐ Brick
☒ Wood
☐ Other _____

Fascias, Soffits, Rakeboards

- ☒ Wood
☐ Other _____

THE CITY OF LAKE FOREST
HISTORIC PRESERVATION COMMISSION APPLICATION
DESCRIPTION OF EXTERIOR MATERIALS – CONTINUED

Chimney Material

- ☐ Brick
- ☐ Stone
- ☐ Stucco
- ☒ Other Not Applicable

Roofing

Primary Roof Material

- ☒ Wood Shingles
- ☐ Wood Shakes
- ☐ Slate
- ☐ Clay Tile
- ☐ Composition Shingles _____
- ☐ Sheet Metal _____
- ☐ Other _____

Flashing Material

- ☒ Copper
- ☐ Other _____
- ☐ Sheet Metal

Color of Material _____

Gutters and Downspouts

- ☐ Copper
- ☐ Aluminum
- ☒ Other Not Applicable

Driveway Material

- ☒ Asphalt
- ☐ Poured Concrete
- ☐ Brick Pavers
- ☒ Concrete Pavers
- ☐ Crushed Stone
- ☐ Other _____

Terraces and Patios

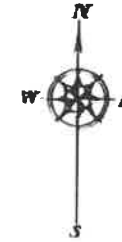
- ☒ Bluestone
- ☐ Brick Pavers
- ☐ Concrete Pavers
- ☐ Poured Concrete
- ☐ Other _____



PLAT OF SURVEY

ARCHITECTURAL INDUSTRIAL LOTS FARMS SUBDIVISIONS MORTGAGE CONDOMINIUMS

BY
E. DEMBROWSKI & ASSOCIATES, INC.
Registered Land Surveyors



SERENA STURM

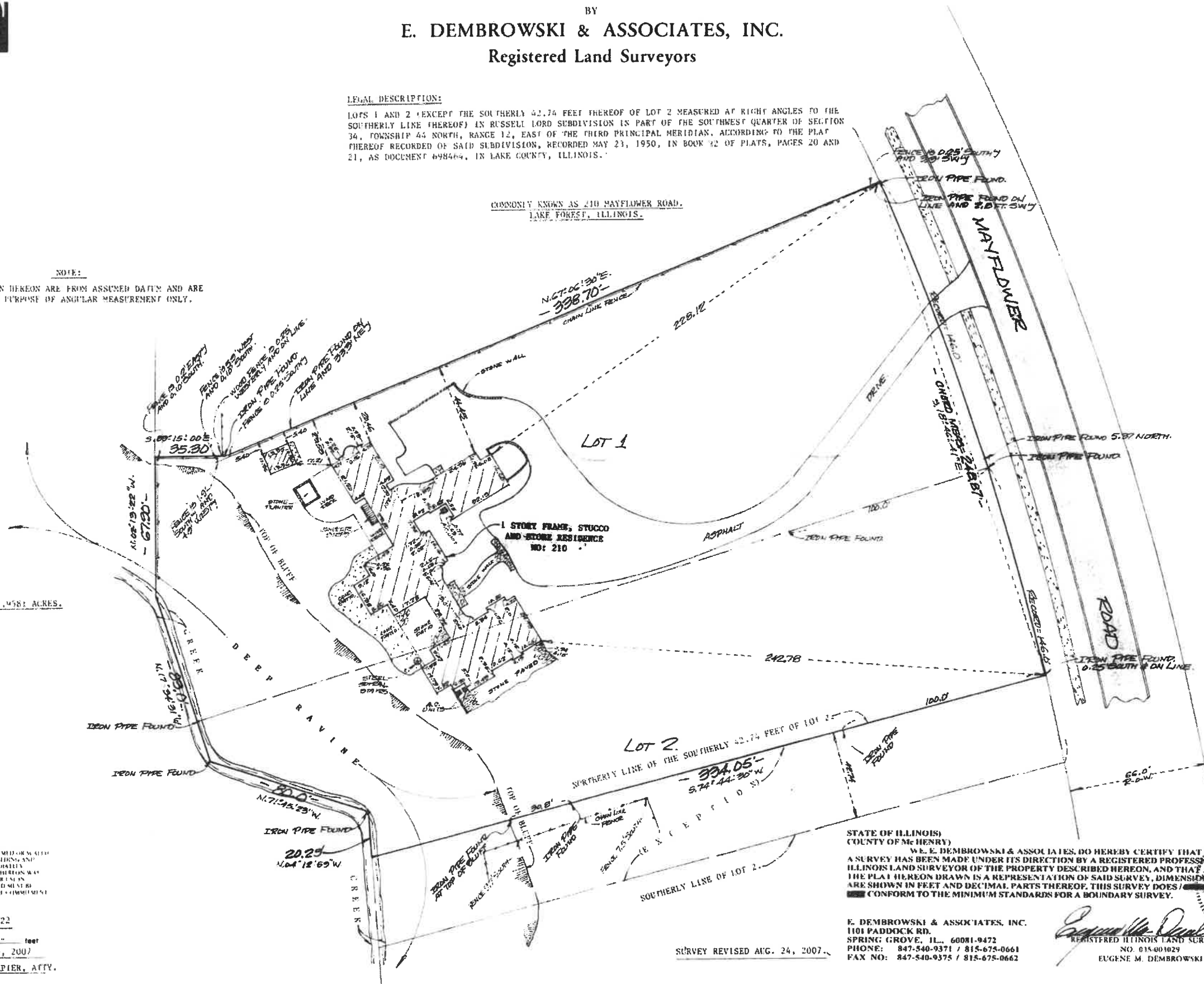
LEGAL DESCRIPTION:

LOTS 1 AND 2 (EXCEPT THE SOUTHERLY 42.74 FEET THEREOF OF LOT 2 MEASURED AT RIGHT ANGLES TO THE SOUTHERLY LINE THEREOF) IN RUSSELL LORD SUBDIVISION IS PART OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 44 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OF SAID SUBDIVISION, RECORDED MAY 23, 1950, IN BOOK 42 OF PLATS, PAGES 20 AND 21, AS DOCUMENT 698464, IN LAKE COUNTY, ILLINOIS.

COMMONLY KNOWN AS 210 MAYFLOWER ROAD,
LAKE FOREST, ILLINOIS.

NOTE:
BEARINGS SHOWN HEREON ARE FROM ASSUMED DATA AND ARE SHOWN FOR THE PURPOSE OF ANGULAR MEASUREMENT ONLY.

AREA IN SURVEY = 1.4581 ACRES.



Gandhi Residence Renovation
210 N. Mayflower Road, Lake Forest, IL 60045

DOCUMENT DATE:
2021-10-01
PROJECT NO:
2021.04.00

DRAWN BY:
WDS
SCALE:
AS NOTED



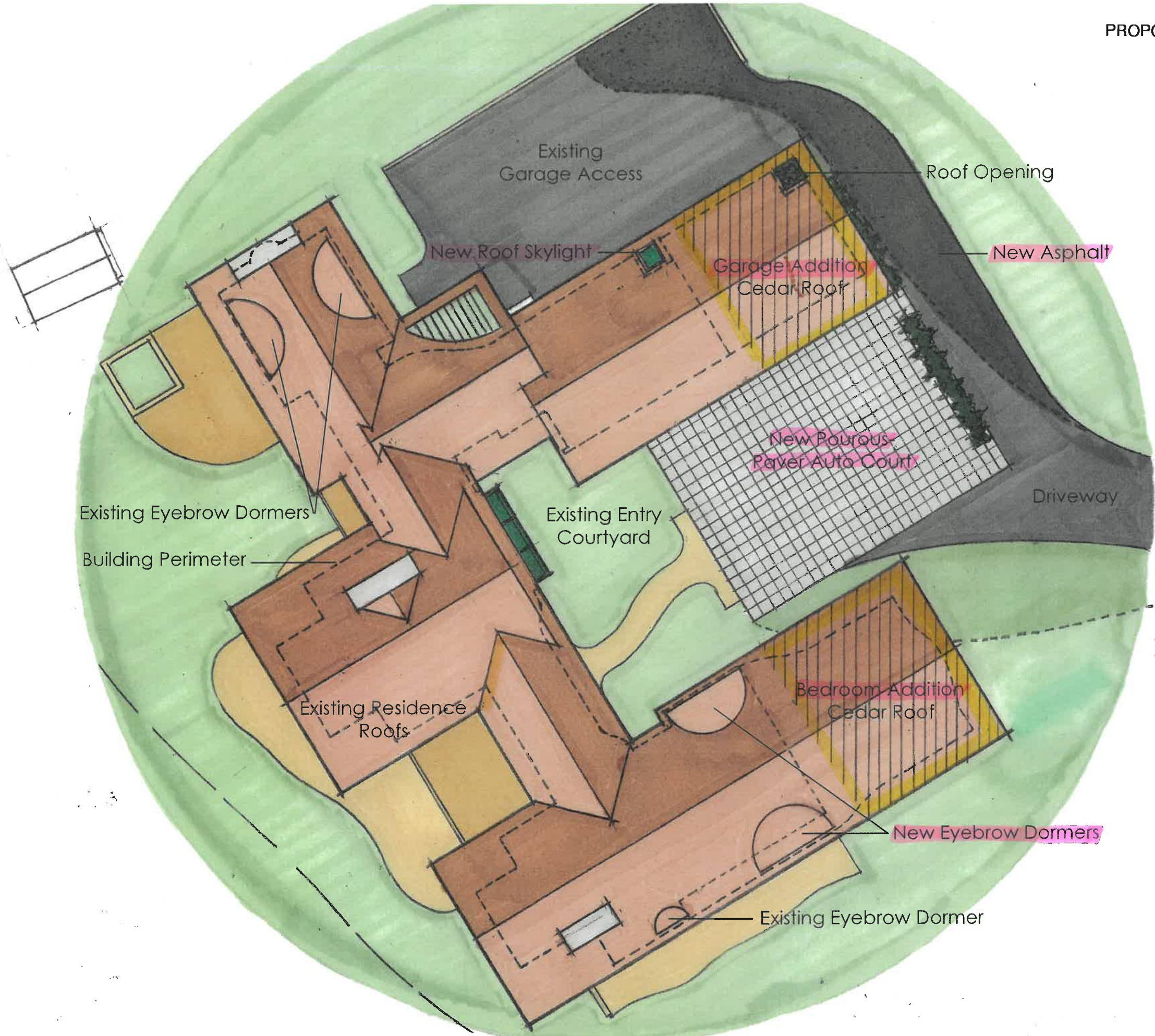
HPC-G2.0

Sheet Description:
Survey: 1"=50'



SERENA STURM

North
Scale: 1/16"=1'-0"



Gandhi Residence Renovation
210 N. Mayflower Road, Lake Forest, IL 60045

DOCUMENT DATE:
2021-10-01
PROJECT NO:
2021.04.00

DRAWN BY:
WDS
SCALE:
AS NOTED



HPC-A2.0

Sheet Description:
Roof Plan

SERENA STURM



ADDITION
East Elevation-Residence
Scale: 1/8"=1'-0"

Clerestory Windows
Grey Stucco

Stone Planter

ADDITION

Trash Enclosure
Clerestory Windows
Grey Stucco

Gandhi Residence Renovation
210 N. Mayflower Road, Lake Forest, IL 60045

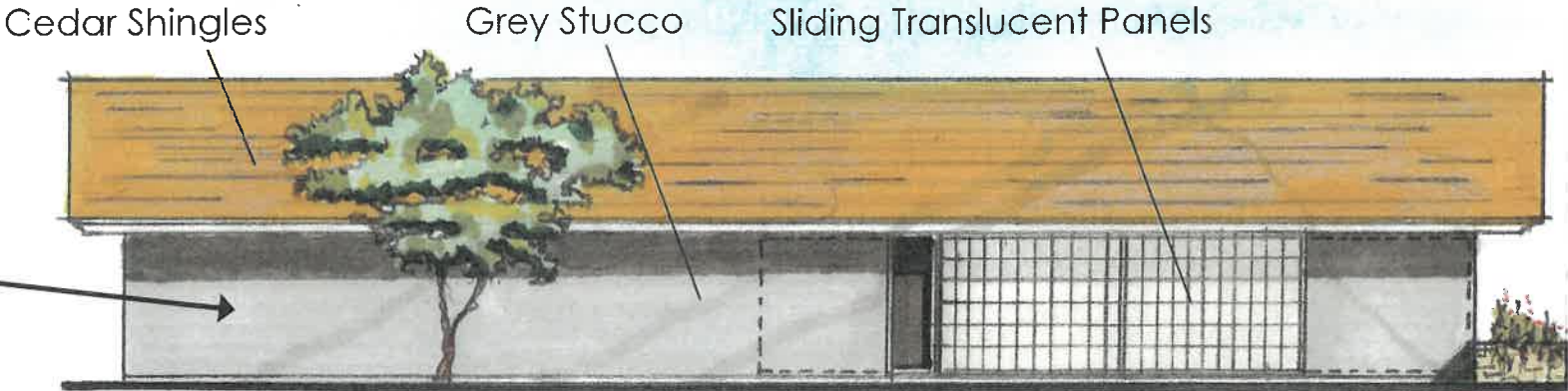
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SCALE:
AS NOTED

DOCUMENT DATE:
2021-10-01
PROJECT NO:
2021.04.00



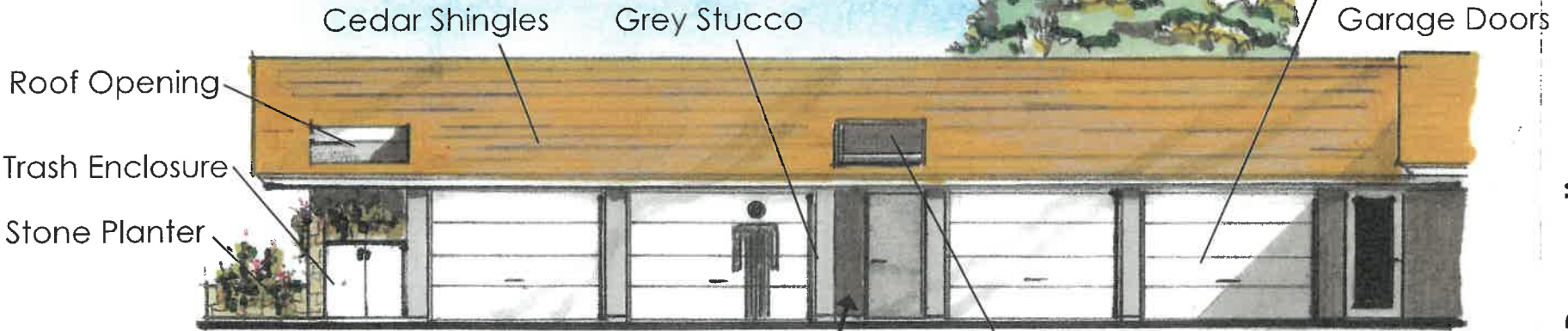
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Sheet Description:
Elevations



South Elevation-Garage

Scale: 1/8"=1'-0"



North Elevation-Garage

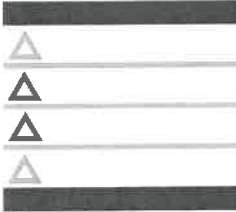
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Gandhi Residence Renovation
210 N. Mayflower Road, Lake Forest, IL 60045

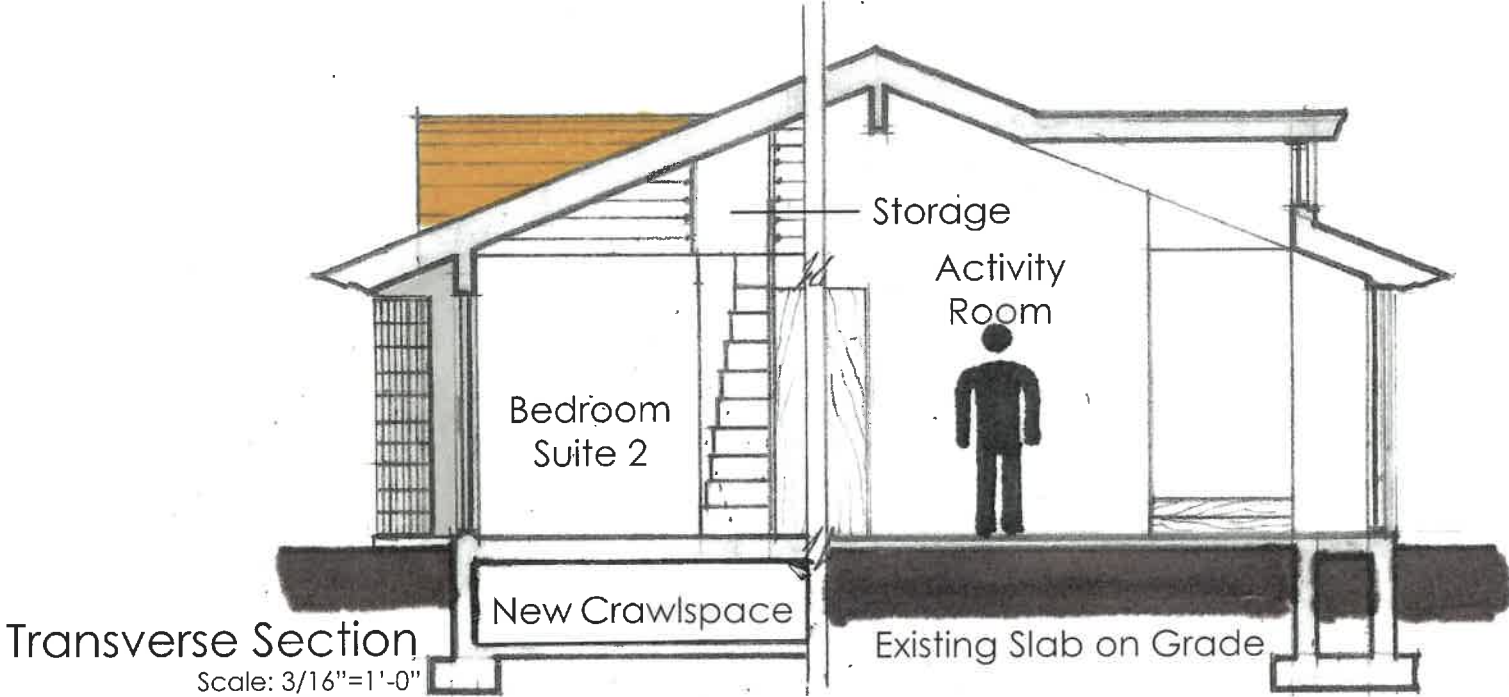
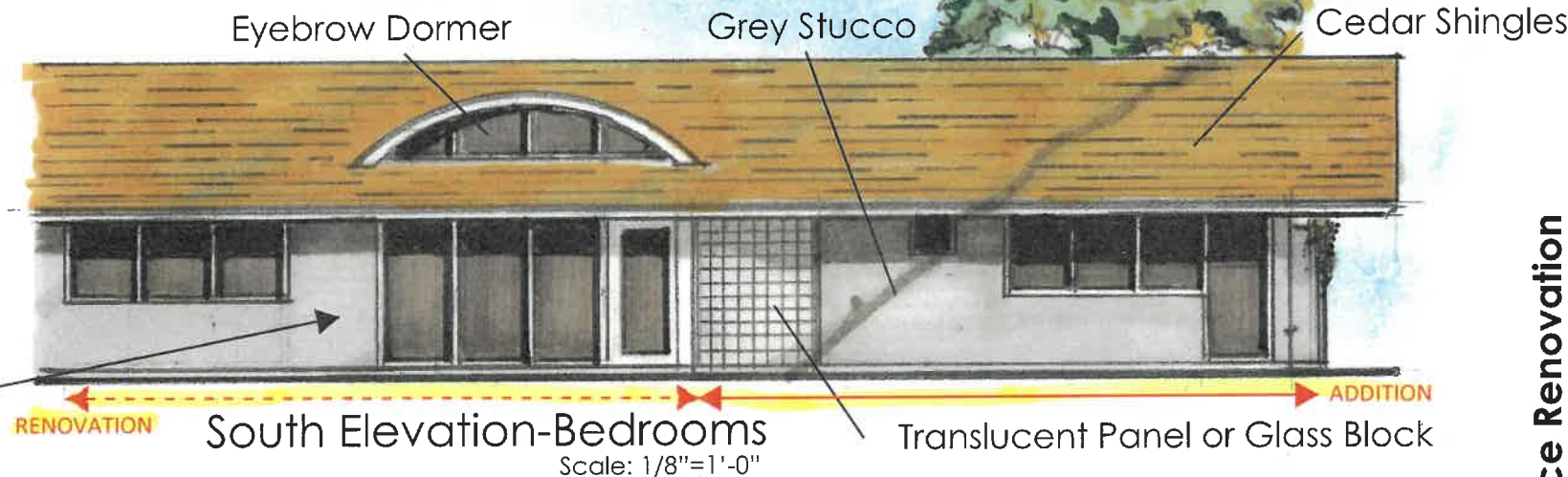
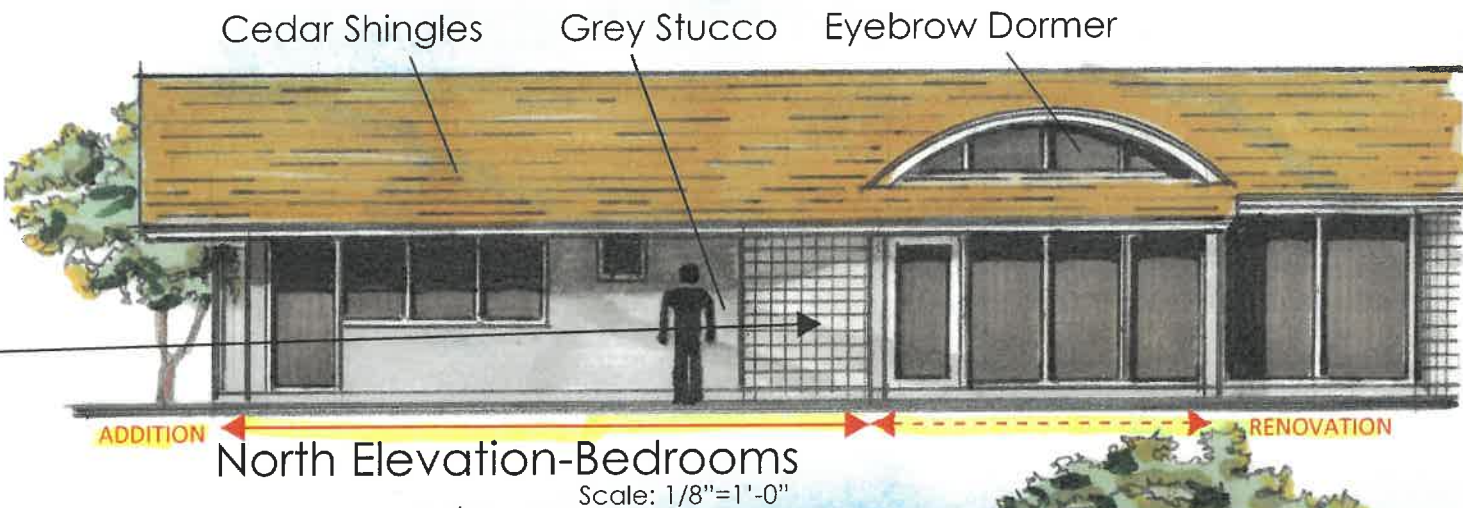
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2021-10-01
PROJECT NO:
2021.04.00

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WDS
SCALE:
AS NOTED



HPC-A4.0

Sheet Description:
Elevations



Gandhi Residence Renovation
210 N. Mayflower Road, Lake Forest, IL 60045

DOCUMENT DATE:
2021-10-01
PROJECT NO:
2021.04.00

DRAWN BY:
WDS
SCALE:
AS NOTED



HPC-A4.1
Sheet Description:
Elevations

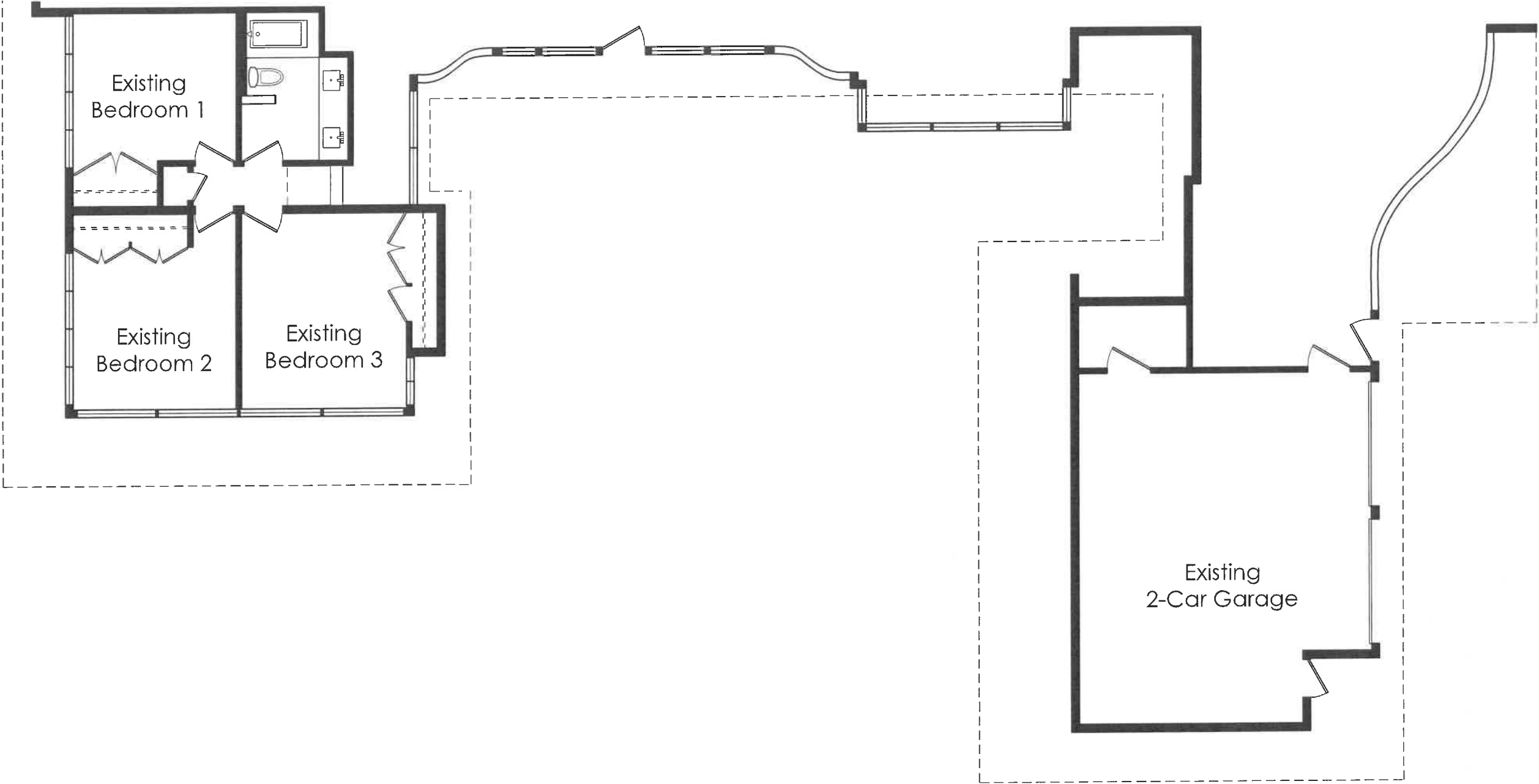


SERENA STURM®

North



Scale: 1/8"=1'-0"



Gandhi Residence Renovation

210 N. Mayflower Road, Lake Forest, IL 60045

DOCUMENT DATE:
2021-10-01
PROJECT NO:
2021.04.00

DRAWN BY:
WDS
SCALE:
AS NOTED



HPC-A3.0

Sheet Description:
Existing Floor
Plan



SERENA STURM®

North 

Scale: 1/8"=1'-0"

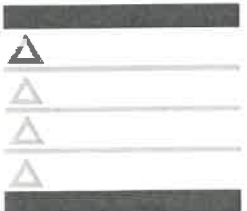


Gandhi Residence Renovation

210 N. Mayflower Road, Lake Forest, IL 60045

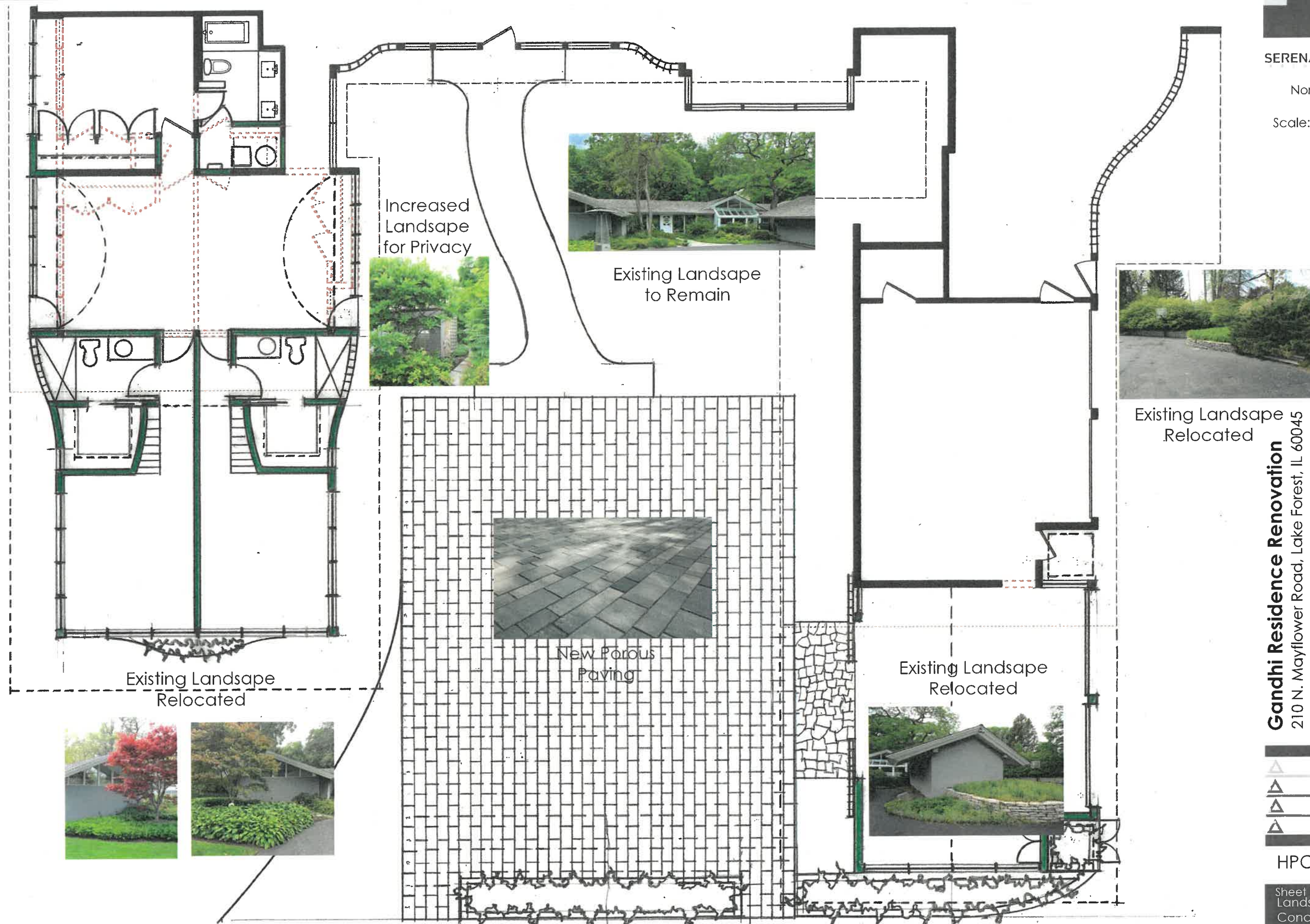
DRAWN BY: WDS
SCALE: AS NOTED

DOCUMENT DATE: 2021-10-01
PROJECT NO: 2021.04.00



HPC-A3.2

Sheet Description:
Proposed Plan



Gandhi Residence Renovation

210 N. Mayflower Road, Lake Forest, IL 60045

DRAWN BY: WDS
SCALE: AS NOTED
DOCUMENT DATE: 2021-10-01
PROJECT NO: 2021.04.00

HPC-A5.0

Sheet Description:
Landscape
Concepts



Entering from Mayflower Road

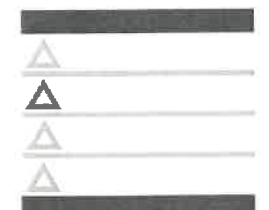


Gandhi Residence Renovation

210 N. Mayflower Road, Lake Forest, IL 60045

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WDS
SCALE:
AS NOTED



HPC-G3.0

Sheet Description:
Existing Photos