

Agenda Item 3
680 N. Sheridan Road
Partial Demolition, Additions, Detached Garage, Building Scale Variance

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Materials shown in italics are included in the Commission packet only. A complete copy of the packet is available from the Community Development Department.



STAFF REPORT AND RECOMMENDATION

TO:	Chairman Grinnell and members of the Historic Preservation Commission
DATE:	August 24, 2022
FROM:	Jennifer Baehr, Planner
SUBJECT:	680 Sheridan Road – Partial Demolition, Additions, Detached Garage, Exterior Alterations and Building Scale Variance

PETITIONER

Henson & Anna Robinson
680 Sheridan Road
Lake Forest, IL 60045

PROPERTY LOCATION

680 Sheridan Road

HISTORIC DISTRICTS

East Lake Forest Local &
National Register Historic District

PROJECT REPRESENTATIVE

Jeff Letzter, project manager
26575 Commerce Drive
Volo, IL 60073

SUMMARY OF THE PETITION

The petitioner is requesting a Certificate of Appropriateness to allow demolition of the single-story wings and dormer on the rear of the home and removal of a small bump out on the east side of the home. The petitioner is also requesting approval of replacement single and two-story additions, the addition of a dormer and open porch, and approval of a detached three-car garage. A building scale variance is also requested.

The proposed additions on the east side of the house and detached garage are located within the required zoning setbacks. A variance request is scheduled to be considered at the September Zoning Board of Appeals meeting.

This property was the subject of a previous petition that was approved by the Commission in July 2019. The previous petition included the addition of a hip roof form on the west side of the home, replacement of the two-story front portico with a single-story covered entry element, a small infill addition on the east side of the home and exterior alterations. The Commission approved a building scale variance of 3.8 percent over the allowable square footage to allow the addition of the hip roof form, converting a portion of the existing garage into living space, and the small infill addition.

The addition of the hip roof form on the west side of the home, replacement porch and infill addition have been completed. The petitioner did not move forward with converting the existing garage into living space as previously approved by the Commission.

DESCRIPTION OF PROPERTY AND SURROUNDING AREA

The property is identified as a Contributing Structure within the Historic District. This property is approximately 1.5 acres in size and is located on the southwest corner of Sheridan Road and Deerpath. A ravine runs through the north side of the property. The residence was constructed in 1900 and is designed in a Classical Revival style. The architect and builder are unknown.

Based on City Records, several additions and alterations have been made to the residence. In 1958, a single-story porch was added to the west side of the front elevation and bedroom and breakfast room additions were added on the rear of the house. In 1991, a kitchen addition was built and in 2002, an addition to the master bedroom was built on the rear of the home.

STAFF EVALUATION

The statement of intent and supporting materials submitted by the petitioner are included in the Commissioners' packets and provide detailed information. A summary of the project based on the information provided by the petitioner is presented below.

Partial Demolition

As noted above, the petitioner is requesting approval to demolish the single-story wings and to remove the dormer all on the rear of the home, and to demolish a small single-story bump out on the east side of the home. The single-story wings on the rear of the home were constructed as a breakfast room and bedroom addition built in 1958. In 1991, the east wing was expanded to enlarge the kitchen and breakfast room. In 2002, the west wing was expanded to add a sitting room and office. It is unclear, based on available records, when the small bump out on the east elevation and the dormer on the rear of the home were constructed, however based on their appearance it is likely the bump out and dormer are later additions.

Calculations provided by the petitioner note that approximately 25 percent of the existing square footage of the residence will be demolished as part of the proposed project. The City Code defines a full demolition as more than 50 percent of the total structure; therefore, the petition is considered a partial demolition.

Demolition Criteria 1 -- Whether the property, structure or object is of such historic, cultural, architectural or archaeological significance that its demolition would be detrimental to the public interest and contrary to the general welfare of the people of the city and the state.

This criterion is satisfied. The residence is identified as a Contributing Structure. The wings on the rear of the home are not original to the property and it is likely that the bump out and dormer are later additions as well. The portions of the home proposed for demolition do not reflect any historical, cultural or architectural significance. Also, the portions of the residence proposed for demolition are visually different from the original structure and do not appear to be well integrated with the residence overall.

Demolition Criteria 2 -- Whether the property, structure or object contributes to the distinctive historic, cultural, architectural or archeological character of the District as a whole and should be preserved for the benefit of the people of the city and the state.

This criterion is satisfied. The portions of the residence proposed for demolition do not contribute to the character of the Historic District or possess significance that would make them worthy of preservation.

Demolition Criteria 3 -- Whether demolition of the property, structure or object would be contrary to the purpose and intent of this Chapter and to the objectives of the historic preservation for the applicable District.

This criterion is satisfied. The partial demolition as proposed is not contrary to the purpose and intent of the Preservation Chapter of the Lake Forest Code. The portions of the home proposed for demolition are not architecturally significant.

Demolition Criteria 4 -- Whether the property, structure or object is of such old, unusual or uncommon design, texture, and/or material that it could not be reproduced without great difficulty and/or expense.

This criterion is satisfied. The proposed demolition does not involve any elements that are of such old, unusual, or uncommon design, texture, or material that the elements could not be reproduced without great difficulty or expense. Portions of the residence proposed for demolition were constructed as recently as the 1990s and 2000s.

Demolition Criteria 5 -- Except in cases where the owner has no plans for a period of up to five years to replace an existing Landmark or property, structure or object in a District, no Certificate of Appropriateness shall be issued until plans for a replacement structure or object have been reviewed and approved by the Commission.

This criterion may be satisfied pending review by the Commission. Additions and alterations are proposed to the existing residence and are subject to review and approval by the Commission.

Additions and Alterations

The petitioner is proposing to reconfigure many of the existing interior spaces. The existing attached garage located on the east side of the house will be converted into living space. A two-story addition is proposed on the east side of the home to provide a mudroom and bathroom on the first floor and a bedroom on the second floor. As described in the petitioner's statement of intent, the proposed two-story addition is intended to match the massing and rooflines of the west side of the home. A single-story great room addition is proposed on the east side of the rear of the home and an open porch is proposed on the west side of the rear of the home. A large dormer addition is proposed slightly off center on the rear of the primary hip roof form.

The proposed exterior alterations include new windows and door openings on the south and west elevations, replacing siding on the west side of the home to match the existing siding on the rest of the home, and removal of the chimney on the primary roof form.

Detached Garage

With the existing garage being converted into living space, the petitioner is proposing a one-and-a-half story detached garage. The garage will have three vehicle bays on the first floor and office space and a powder room on the second floor.

Site Plan

As noted above, the proposed two-story addition is located on the east side of the home and the single-story great room and porch additions are on the rear of the home. A stone paver patio is proposed on the rear of the home.

The detached garage is proposed north of the existing home and is sited at an angle to avoid obstructing the view of the front of the home upon approach. The options for locating a garage on

the site are limited due to the fact that a ravine extends across the north portion of the property. m

The driveway in front of the house and the proposed garage will be reconfigured as shown on the proposed site plan. The portion of the driveway on the east side of the house, in the area of the existing garage, will be removed.

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. The existing residence is two and a half stories and is 33 feet and 2 inches tall as measured from the lowest point of existing grade adjacent to the house, to the tallest roof peak. No changes are proposed to the height of existing home. The proposed two-story addition is 27 feet and 11 inches tall. The proposed detached garage is 22 feet and 2 inches tall. The proposed dormer does not rise above the highest roof ridge.

Standard 2 – Proportion of Front Façade:

This standard is generally met. The two-story addition proposed on the east side of the home helps to present a more balanced front façade by matching the massing of the west side of the home. The proposed two-story addition is slightly lower in height than the west wing of the home as viewed from the front façade which appears to detract from the symmetrical massing.

Note: If the height of the two-story addition were to match the west side of the home a greater building scale variance would be needed.

Standard 3 – Proportion of openings:

This standard is met. The openings proposed on the additions and detached garage follow the proportions of the existing openings on the home.

Standard 4 – Rhythm of Solids to Voids

This standard is generally met. A consistent pattern of solids to voids is maintained around the house. The rear elevation of the proposed garage presents a solid wall without any openings. Consideration should be given to additional openings on the rear elevation of the garage to break up the solid wall and relate more closely to the rhythm of solids to voids found on the home.

Standard 5 – Spacing on the Street

This standard is met. Because the existing home is set back on the site and is minimally visible, the proposed additions will not impact the spacing of structures along the street. The narrower side of the proposed garage will face the street and the garage itself is set back from the front of the property by approximately 125 feet.

Standard 6 – Rhythm of Entrance Porches:

This standard is not applicable to this request. The entrance to the home is not proposed to change.

Standard 7 – Relationship of Materials and Texture:

This standard is met. The exterior materials on the proposed additions and garage are consistent with the existing home. The additions and garage will have wood lap siding and cedar shingle roofs.

The dormers proposed on the house and garage will have standing seam copper roofs. Wood windows with interior and exterior muntins are proposed. Wood trim, fascia and soffits are proposed. The gutters and downspouts will be aluminum. The proposed porch on the rear of the home will have wood columns and railings. The new chimney is brick.

Clarification is needed on the materials proposed for the front of the dormers, chimney cap and garage doors.

Standard 8 – Roof Shapes:

This standard is generally met. The existing home has steeply pitched hip roof forms. The additions on the home and garage will have steeply pitched hip roof forms to match the existing home. The proposed dormers have a combination of gable and shed roof forms. The existing home does not have any gable or shed style roofs.

Staff Recommendation: Consideration should be given to incorporating a hip style roof on the dormers to maintain a consistent roof form around the home.

Standard 9 – Walls of continuity:

This standard is generally met. The proposed additions and garage mostly follow the design of the existing home.

Staff Recommendation: The continuity between the existing home and proposed additions can be enhanced with modifications to the dormer roof forms and additional openings on the rear elevation of the garage as noted above.

In addition, the new balcony railing above the proposed porch on the rear of the home presents a different design than the existing balcony railings on the front of the home, which have a Chippendale design.

Staff Recommendation: The railing on the new balcony should follow the Chippendale design that exists on the front of the home.

Standard 10 – Scale

A building scale variance is requested. Based on the lot size, a residence of up to 5,973 square feet is permitted on the site. Based on the plans provided by the petitioner, in its current condition, the existing residence is below the allowable square footage by 199 square feet, or 3.3 percent.

- After removal of the single-story wings on the rear of the home, the house will total 4,346 square feet.
- Converting the existing garage to living space will add 327 square feet to the first floor area.
- The proposed additions to the home will add 918 square feet to the first floor area and 248 square feet to the second floor area.
- A total of 800 square feet is allowed for a garage on this property. Based on the City's building scale calculation method, the proposed detached garage totals 971 square feet on

the first floor and 57 square feet on the second floor. The garage overage of 228 square feet must be added to the total square footage of the residence.

- The proposed porch on the rear of the home will add a total of 237 square feet of design elements to the home.
- In summary, the house with the conversion of garage space to living space, proposed additions and detached garage will total 6,067 square feet. The total square footage exceeds the allowable by 94 square feet, or 1.57 percent, the proposed overage is less than the building scale variance approved in 2019, which totaled 228 square feet, or 3.82 percent.

Review of Building Scale Variance Standards

The City Code establishes standards that must be used in evaluating requests for a variance from the building scale provisions in the City Code. The Code requires that in order to grant a variance, *Standard 1 and at least one additional standard be met. The Code does not require that all five standards be met.* These standards recognize that each project is different as is the context of each site. A staff review of the standards is provided below.

Standard 1 -- The project is consistent with the design standards of the City Code.

This standard can be met with refinements to the design. The Code and City's Design Guidelines encourage the use of design elements to bring human scale to projects and to avoid the appearance of oversized, out of scale elements. The additions and garage are designed in a manner that defer to the existing residence and balance the front façade of the home. The recommended modifications previously noted in this report can help provide a more cohesive appearance between the additions, garage, and the existing home.

Standard 2 -- Mature trees and other vegetation on the property effectively mitigate the appearance of excessive height and mass of the structure and as a result, the proposed development is in keeping with the streetscape and overall neighborhood.

This standard is not yet met. Currently, the property is heavily wooded with a mix of deciduous and evergreen plantings. A clear tree removal and landscape plan have not yet been submitted to allow staff to review the trees that will be impacted by the project, all the trees proposed for removal, and the new plantings proposed that may provide screening to mitigate the appearance of height and mass of the proposed additions and garage.

Staff Recommendation: A detailed tree survey, included species, size and condition of trees on the site, a tree removal plan, and a replacement landscape plan shall be submitted and subject to staff review and approval prior to the issuance of any permits to allow construction to get underway.

Standard 3 -- New structures or additions are sited in a manner that minimizes the appearance of mass from the streetscape. In addition, the proposed structures or additions will not have a significant negative impact on the light to and views from neighboring homes.

This standard is met. As noted above, the house has minimal visibility from the streetscape. The proposed single-story additions are located entirely behind the mass of the existing home. The proposed two-story addition is on the east side of the house and is slightly set

back from the central mass of the home. The garage is sited closer to the street than the existing home, however the narrower side of the garage faces the street, minimizing the appearance of mass from the streetscape. The siting of the additions and garage appear to offer appropriate spacing to avoid impact on the light and views from neighboring homes.

Standard 4 -- The height and mass of the residence, garage, and accessory structures will generally be compatible with the height and mass of structures on adjacent lots, buildings on the street and on adjacent streets, and other residences and garages in the same subdivision.

This standard is met. The surrounding neighborhood is comprised of many two and two-and-a-half story residences. The proposed additions and garage are smaller in scale and lower in height than the existing home and surrounding residences.

Standard 5 -- The property is located in a local historic district or is designated as a Local Landmark and the approval of a variance would further the purpose of the ordinance.

This standard is met. The property is located in a local historic district. The residence is identified as a Contributing Structure to the District.

Standard 6 -- The property is adjacent to land used and zoned as permanent open space, a Conservation Easement, or a detention pond and the structures are sited in a manner that allows the open area to mitigate the appearance of mass of the buildings from the streetscape and from neighboring properties.

The standard is not met. This property is located in an established, historic neighborhood. There is no permanently preserved open space located adjacent to this property however, there is a ravine in front of the house which although not protected by a Conservation Easement, is effectively permanent open space which minimizes views of the house from the streetscape.

In summary, the criteria for a building scale variance are not fully satisfied as detailed in the findings presented above. The first standard is not yet fully met and modifications to the design of the additions and garage are recommended. Staff finds that Criteria 3, 4 and 5 are fully met.

Standard 11 – Directional Expression of Front Elevation:

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

Standard 12 – Preservation of Historic Material:

This standard is met. As noted above, the portions of the home proposed for demolition are not original to the property. The proposed additions and alterations do not impact any distinguishing features of the original portion of the home.

Standard 13 – Preservation of natural resources:

This standard is not met. A detailed tree removal plan and tree survey have not yet been submitted for review however it appears that an Elm tree near the proposed location of the garage will be

impacted. The conceptual landscape plan submitted shows three mature Norway Spruce trees along the south side of the driveway being removed. The proposed additions and garage are not in the area of the Spruce trees and it is unclear based on the information provided why these trees are proposed for removal. Removal of these trees will significantly change the wooded character of the front yard and impact the view of the property from the streetscape.

Once a tree survey and tree removal plan is received, the City Arborist will review the materials and offer comments on the removal plan. For any trees approved for removal, replacement inches will be determined based on the size, species and condition of the trees. Additional information on the removal of the Spruce trees is needed and will be subject to review by the City Arborist.

The conceptual landscape plan submitted by the petitioner shows new plantings in the area of the curb cut at the street, along the angled southeast property line and on the west side of the motor court. The landscape plan does not show any foundation plantings around the additions to the home. Please note that the conceptual landscape plan provided does not accurately reflect the footprint of the house and hardscape on the property.

Standard 14 – Compatibility:

This standard is generally met. The additions and garage are mostly designed in a manner that are consistent with the existing home. As noted above, there are some areas that may benefit from some further refinement that can help to present a more cohesive appearance between the existing home and proposed additions and garage.

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 additions and garage are designed in a manner that are subordinate to the existing residence and do not impact the integrity of the historic structure. The additions will serve to preserve the residence by making the house more functional for the property owners and attractive to future buyers.

PUBLIC COMMENT

Public notice of this petition was provided in accordance with the City requirements and practices. Notice was mailed by the Department of Community Development to surrounding property owners and the agenda for this meeting was posted at five public locations and on the City's website. As of the date of this writing, staff has not received any public comment on this petition.

RECOMMENDATION

Grant a Certificate of Appropriateness approving the partial demolition of the existing residence, construction of additions and a detached garage, exterior alterations, and a building scale variance based on the findings presented in this staff report and incorporating the Commission's deliberations as additional findings.

Normally, staff would not recommend approval of a petition without clear information on the tree removal and proposed landscaping, however understanding the petitioner's project timeline, staff is recommending approval contingent on the submittal of tree removal and landscape plans and subject to a determination by the City Arborist that that plans are acceptable. If staff finds that the tree removal and landscape plan are not acceptable in the opinion of the City Arborist, the petition will be returned to the Commission for additional review.

Staff recommends approval subject to the following conditions of approval.

1. Additional openings shall be incorporated on the rear elevation of the garage to break up the solid wall and relate more closely to the rhythm of solids to voids found on the home.
2. A hip style roof shall be used for the dormers to maintain consistent roof forms around the home.
3. The new balcony railing on the rear of the home shall follow the design of the existing balconies on the front of the home.
4. Plans submitted for permit must reflect the project as presented to the Commission with the modification noted 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.
5. Prior to the issuance of a building permit, detailed tree removal and landscape plans, and a tree survey, shall be submitted and will be subject to review and approval by the City's Certified Arborist. The landscape plan shall provide for the required replacement inches on site and foundation plantings around the additions and garage. If during construction, additional trees on the site are compromised in the opinion of the City's Certified Arborist, additional replacement inches or payment in lieu of on site planting may be required.
6. 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.
7. Details of exterior lighting shall be submitted with the plans submitted for permit. Cut sheets for all light fixtures shall be provided and all fixtures, *except those illuminated by natural gas at low light levels*, shall direct light down and the source of the light shall be fully shielded from view. All exterior lights shall be set on automatic timers to go off no later than 11 p.m. except for security motion detector lights.
8. Prior to the issuance of a building permit, a material 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. No construction parking is permitted on Sheridan Road or on Deerpath.

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

Address 680 Sheridan Road Owner(s) Henson & Anna Robinson
Jeff Letzter, project manager Reviewed by: Jen Baehr
 Date 8/27/2022

Lot Area 65473 sq. ft. Table Land 38854 sq. ft. Non-Table Land 26619 sq. ft.

Square Footage of Existing Residence After Partial Demolition:

1st floor 1893 + 2nd floor 2103 + 3rd floor 350 = 4346 sq. ft.

Design Element Allowance = 597 sq. ft.

Total Actual Design Elements = 178 sq. ft. Excess = 0 sq. ft.

Garage 327 sf actual ; 800 sf allowance Excess = 0 sq. ft.

Garage Width 20 ft. *may not exceed 24' in width on lots 18,900 sf or less in size.*

Basement Area = 0 sq. ft.

Accessory buildings = 0 sq. ft.

Total Square Footage of Residence After Partial Demolition = 4346 sq. ft.

Square Footage of Proposed Additions:

1st floor 1245 + 2nd floor 248 + 3rd floor 0 = 1493 sq. ft.

New Design Elements: 237 Excess = 0 sq. ft.

New Garage 1st Floor Area: 971 sq. ft. + 2nd floor 57 Excess = 228 sq. ft.

TOTAL SQUARE FOOTAGE = 6067 sq. ft.

TOTAL SQUARE FOOTAGE ALLOWED = 5973 sq. ft.

DIFFERENTIAL = 94 sq. ft. **Over Maximum**

NET RESULT:

94 sq. ft. is

Allowable Height: 40 ft. Actual Height 33' - 2" (existing house) 22' - 2" (proposed garage) 1.57% over the Max. allowed

DESIGN ELEMENT EXEMPTIONS

Design Element Allowance: 597 sq. ft.

Front & Side Porches = 182 sq. ft.

Rear & Side Screen Porches = 0 sq. ft.

Covered Entries = 0 sq. ft.

Portico = 178 sq. ft.

Porte-Cochere = 0 sq. ft.

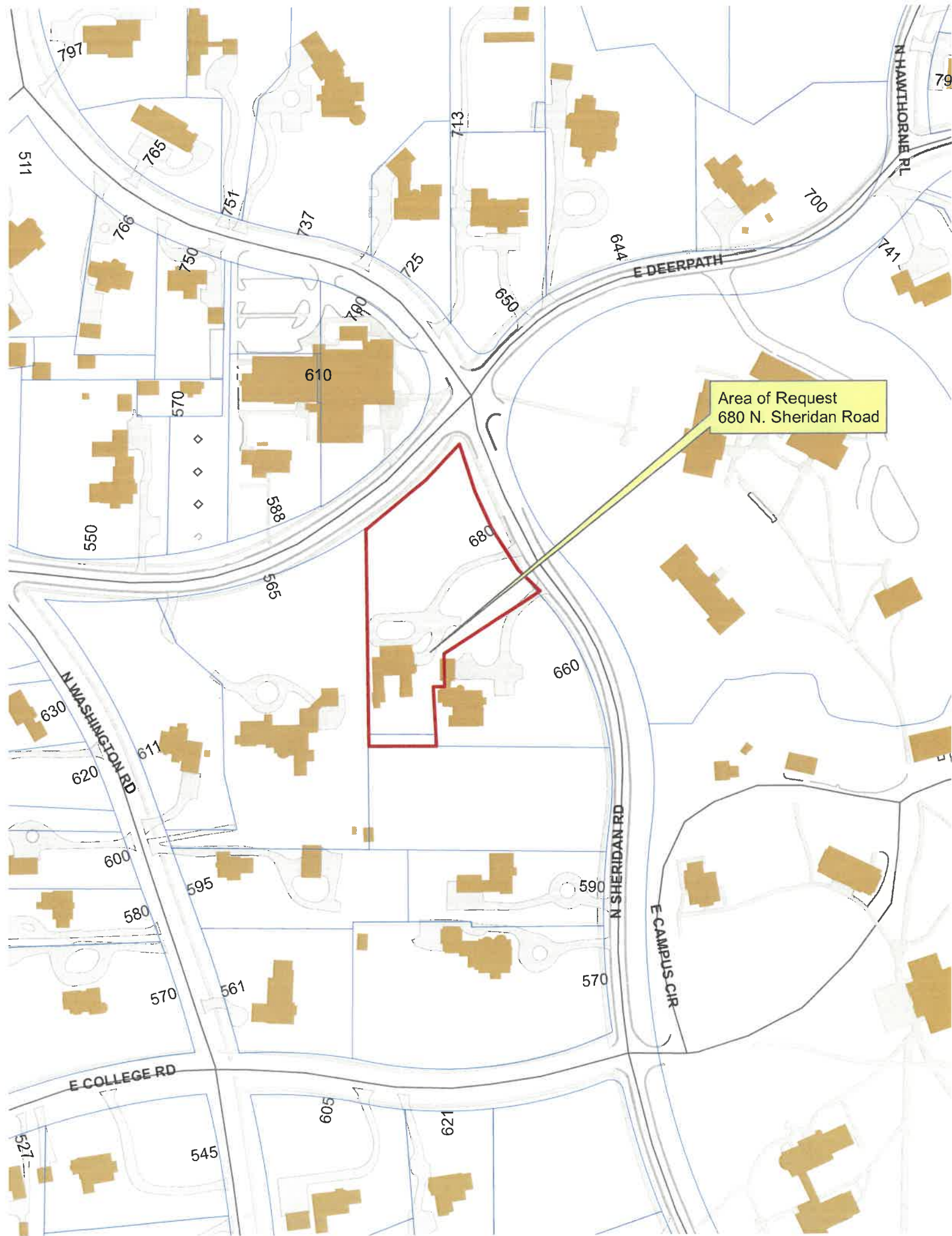
Breezeway = 0 sq. ft.

Pergolas = 0 sq. ft.

Individual Dormers = 55 sq. ft.

Bay Windows = 0 sq. ft.

Total Actual Design Elements = 415 sq. ft. **Excess Design Elements =** 0 sq. ft.





Area of Request
680 N. Sheridan Road



Area of Request
680 N. Sheridan Road



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

PROJECT ADDRESS 680 North Sheridan Road Lake Forest, IL 60045

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 checked="" type="checkbox"/> New Accessory Building	<input checked="" 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

Henson and Anna Robinson
Owner of Property

680 N Sheridan Lake Forest, IL 60045
Owner's Street Address (may be different from project address)

City, State and Zip Code

312-259-2864
Phone Number

Fax Number

henson4@gmail.com
Email Address

Henson Robinson
Owner's Signature

ARCHITECT/BUILDER INFORMATION

Charles O'Morchoe, Architect/Jeff Letzter, Project Mgr.
Name and Title of Person Presenting Project

Aspect Design, Inc.
Name of Firm

26757 Commerce Drive
Street Address

Volo, IL 60073
City, State and Zip Code

(847)457-2500
Phone Number

Fax Number

JLetzter@AspectDesignInc.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 680 North Sheridan Road Lake Forest, IL 60045

1. Background—The home is owned by Henson and Anna Robinson family.
2. Initial Goal—The purpose of the project is to finalize work started in 2019-2020 for the complete home remodel and improvements on this contributing structure within the Historic District. The front (North) and West of the home and new roofing and siding repairs have been completed and the balance of their goals are what we are proposing today. Removal of the existing family room and kitchen and bedroom wings that were added to the home in 1991 and 2002, these additions were not a welcome add in keeping with overall style of the home. New additions to the East will be matching the massing and roof lines of the West work and a much needed 3 car detached car will be added on the site and works well with the site to not block the front elevation of the home.
3. Design Strategy—Many attempts of siting the 3-car garage with integration as an attached garage were looked at and due to unusual site conditions and best overall aesthetic concerns a detached garage, we feel the best option and best look. New additions added matching the Classical Revival Style.
4. Materials—White cedar horizontal siding will be used on the exterior. The wood trim, soffit and fascia are to be white. The roof will be cedar shingles. The wood windows are to be white color. All to match the current remodeled home.
5. Conclusion—Our intent is to build an attractive addition to this home that quietly fits into its current site. The restrained quality of the new additions and accessory building will help reinforce this great neighborhood.

Finding of Facts for Historic Preservation:

Standard 1-Height: The main ridge of the home is not changing at 33' 1 1/2" tall and new addition roof will be 28' tall. Maximum height allowed is 40'.

Standard 2-Proportion of the front façade: The proposed addition on the East side matches the massing and roof lines of the West and helps "center" the main massing of the home.

Standard 3- Proportion of openings: The proportions of the panes of glass and muntin patterns of the windows-doors on the new addition match and are consistent with existing openings of the home.

Standard 4- Rhythm of Solids to Voids: A consistent pattern of solids and voids is being maintained around the home.

Standard 5- Spacing on the Street: The addition on the East does not impact the spacing along the *street and the detached accessory building is set to the side and fitting the current angle of the drive so* that it does not interfere with sight lines of the front of the home.

Standard 6- Rhythm of Front Porches: This was approved and built in the 2019-2020 process and will not change.

Standard 7- Relationship of Materials and Texture: The proposed exterior materials will be consistent with the existing conditions.

Standard 8- Roof Shapes: The additions and accessory building will have matching pitched roofs to match existing roof shapes and the rear elevation over family area will have the same pitched roof to a flat roof to allow the existing window opening to remain on the upper rear elevation.

Standard 9- Walls of Continuity: With the removal of existing additions that did not match the current home and the new additions matching window openings and roof pitches will enhance the continuity of all the elevations on the home.

Standard 10- Scale: A building scale variance was approved in the 2019 HPC review process of 228 sf or 3.82% when those plans were presented. With the removal of existing structure and infill of existing attached garage and new additions and garage as presented a variance will still be needed but it will be for 171.19 sf or 2.87% reducing the bulk on the proposed home. The standards for this request are similar when presented in the 2019 HPC process.

Standard 11-Directional Expression of Front Elevation: The proposed additions will enhance the directional expression of the front elevation by centering the main mass of the home.

Standard 12-Preservation of Historical Materials: The areas of removal were part of the 1991 and 2002 additions that did not meet the historical design of the home and the new additions will match the overall design of the home.

Standard 13-Preservation of Natural Resources: One pine tree near the proposed detached garage will need to be removed. No other elements will be impacted.

Standard 14- Compatibility: The design of the alterations will be appropriate and the detailing similar to the existing residence and compatible with the architectural style and character of the home.

Request for Partial Demolition:

Criterion 1: The existing additions that were built in 1991 and 2002 are not part of the contributing elements of this home and do not contribute to it.

Criterion 2: The owners explored alternates to demolition, however the removal of the elements will have a unifying effect to match the design and style of the contributing portion of this home.

Criterion 3: The home is suitable for residential use and these additions and alterations will complete the owner's goal for a completed design and use.

Criterion 4: There is no evidence to suggest that the proposed demolition and replacement structures will adversely impact the value of other properties in the neighborhood.

Criterion 5: The proposed replacement additions and accessory building is compatible with the current home and with homes in the surrounding neighborhood.



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 _____

Foundation Material

Exposed Foundation Material CONCRETE

Color and/or Type of Material WHITE PAINTED CEDAR

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 _____

Roofing

Primary Roof Material

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

Flashing Material

- ☐ Copper
- ☒ Other ALUMINUM
- ☐ Sheet Metal

Color of Material _____

Gutters and Downspouts

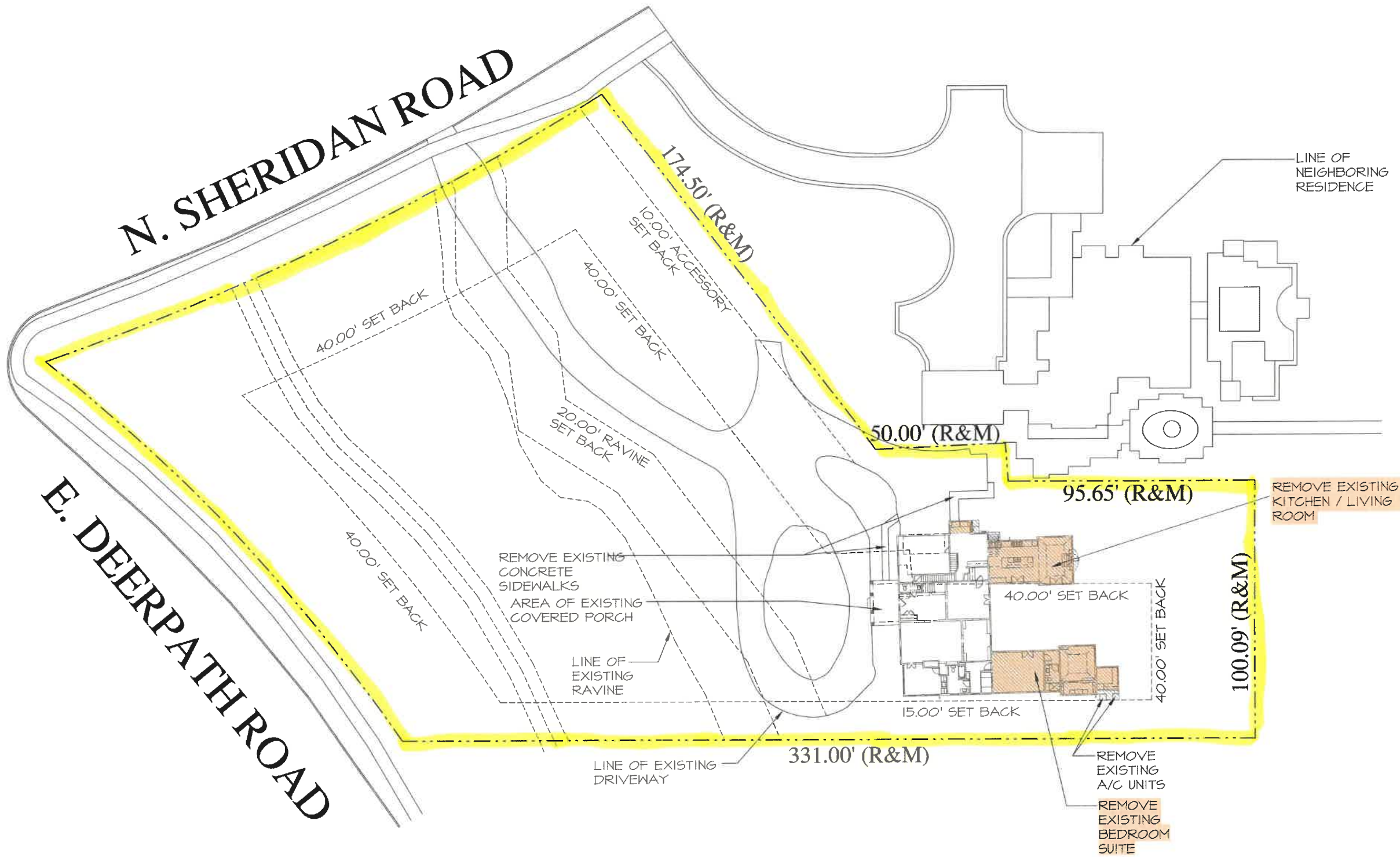
- ☐ Copper
- ☒ Aluminum
- ☐ Other _____

Driveway Material

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

Terraces and Patios

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



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CUSTOM RESIDENCE
680 NORTH SHERIDAN ROAD
LAKE FOREST, IL 60045

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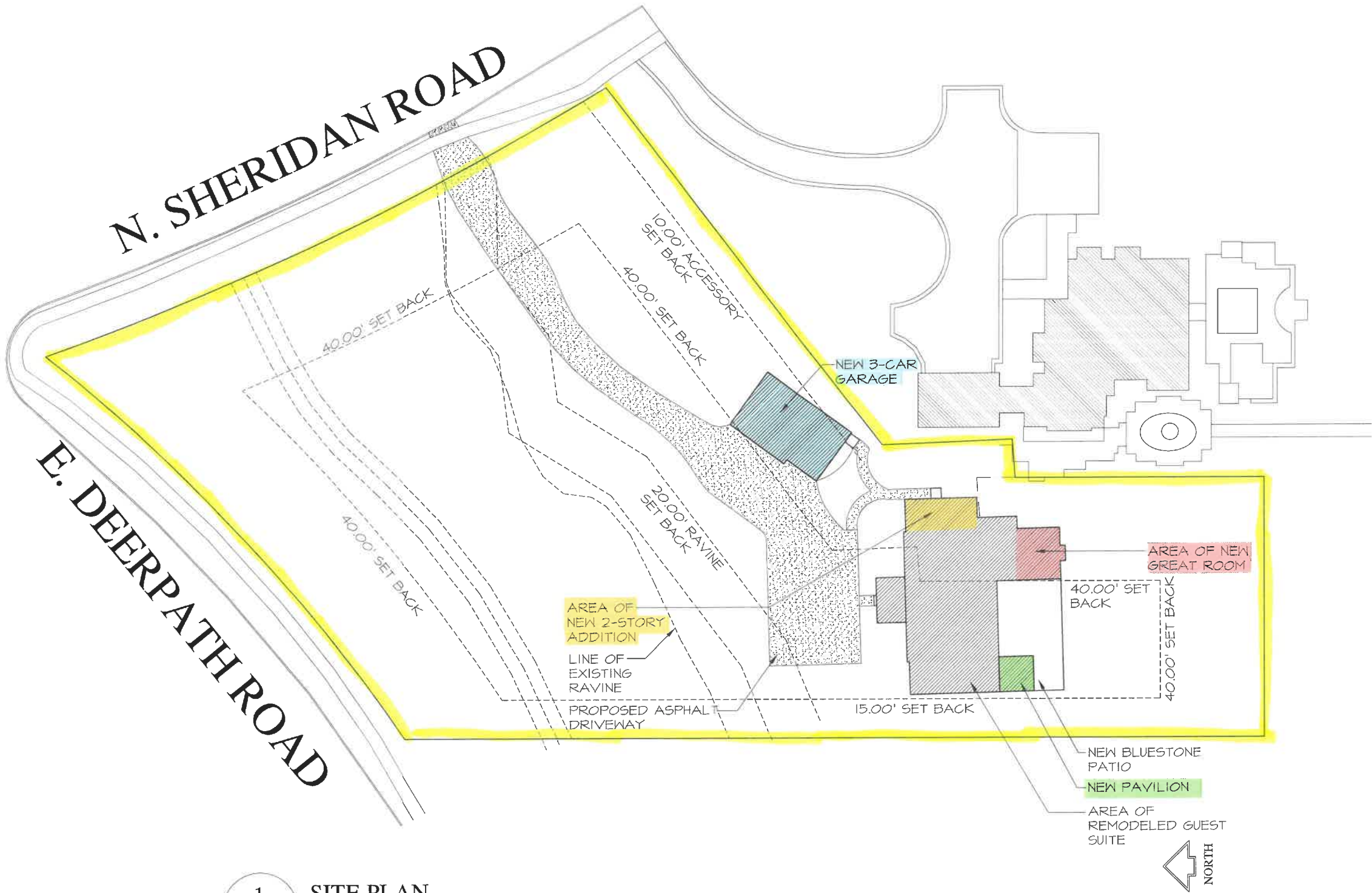
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ROBINSON RESIDENCE
SITE PLAN

AR 02

2 OF TOTAL SHEETS





1 SITE PLAN
AR 03.1 PROPOSED

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ROBINSON RESIDENCE SITE PLAN	
AR 03.1	
# 3 OF	TOTAL SHEETS

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EXISTING & PROPOSED NORTH (FRONT) ELEVATIONS (ADDITIONS SHADED)



2
AR 18

PROPOSED FRONT ELEVATION (NORTH)

SCALE: 1/4" = 1'-0"



1
AR 18

EXISTING FRONT ELEVATION (NORTH)

SCALE: 1/4" = 1'-0"

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ROBINSON RESIDENCE EXTERIOR ELEVATIONS	
AR 18	
# 18 OF	TOTAL SHEETS



2
AR 19
PROPOSED LEFT ELEVATION (EAST)

SCALE: 1/4" = 1'-0"



1
AR 19
EXISTING LEFT ELEVATION (EAST)

SCALE: 1/4" = 1'-0"

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ROBINSON RESIDENCE
EXTERIOR ELEVATIONS
AR 19
19 OF TOTAL SHEETS



STANDING SEAM COPPER ROOF AND FLASHING SYSTEM

CONTINUOUS RIDGE VENTS -
PROVIDE 1 SQ. FT. VENT FOR EVERY
300 SQ. FT. OF ATTIC SPACE.

- CUT STONE CAP
- FULL BED DEPTH
BRICK VENEER
- ROOF SADDLE
- CEDAR ROOF SHINGLES
- 1X6 CEDAR FASCIA
WITH 1X4 CEDAR FRIEZE

—PAINTED ALUMINUM
GUTTERS &
DOWNSPOUTS

1X4 CEDAR CORNER
BOARD

— CEDAR HORIZONTAL
EXPOSED LAP SIDING
TO MATCH EXISTING

W 1X2 CEDAR TRIM
1X4 CEDAR VERTICAL TRIM
1X4 CEDAR SILL
W 1X2 CEDAR TRIM

GRADE

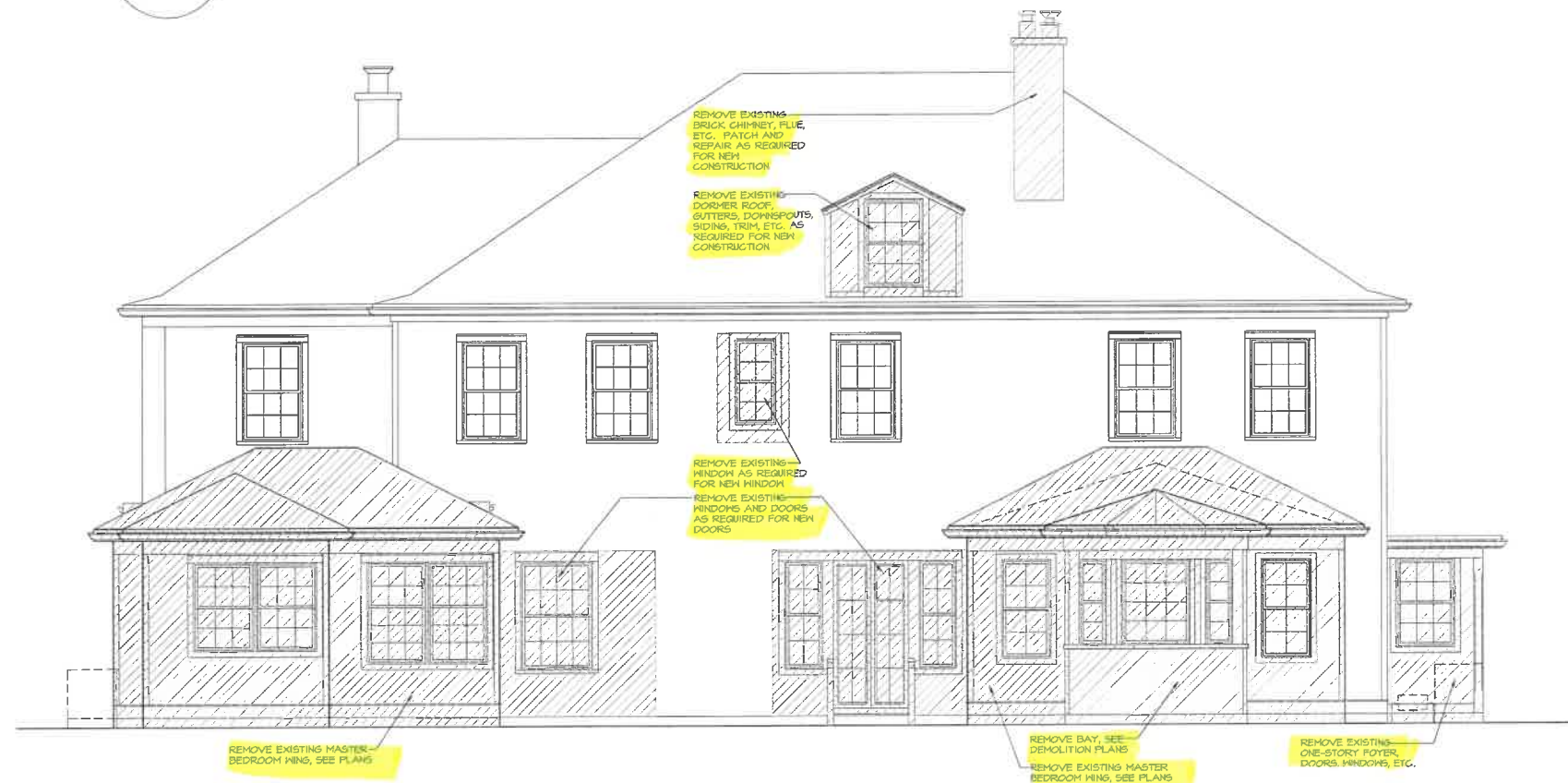
NOTE:
ALL NATURAL WOOD TRIM
AND MOULDING SHALL BE
PRIMED, BACK PRIMED
AND PAINTED.

2

AR 20

PROPOSED REAR ELEVATION (SOUTH)

SCALE: 1/4" = 1'-0"



REMOVE EXISTING
DORMER ROOF,
GUTTERS, DOWNSPO
SIDING, TRIM, ETC. A
REQUIRED FOR NEW
CONSTRUCTION

REMOVE EXISTING-
WINDOW AS REQUIRED
FOR NEW WINDOW
— REMOVE EXISTING-
WINDOWS AND DOOR
AS REQUIRED FOR
DOORS



REMOVE EXISTING MASTER-BEDROOM WING, SEE PLANS

REMOVE BAY, SEE
DEMOLITION PLANS

REMOVE EXISTING MASTER
BEDROOM WING, SEE PLANS

REMOVED EXISTING MASTER
BEDROOM WING, SEE PLANS

REMOVE EXISTING
ONE-STORY FOYER,
DOORS, WINDOWS, ETC.

1

AR 20

EXISTING REAR OVERLAY (SOUTH)

SCALE: 1/4" = 1'-0"

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ROBINSON RESIDENCE EXTERIOR ELEVATIONS	

AR 20

20 OF TOTAL SHEETS



2
AR 21
PROPOSED RIGHT ELEVATION (WEST)

SCALE: 1/4"=1'-0"



1
AR 21
EXISTING RIGHT ELEVATION (WEST)

SCALE: 1/4"=1'-0"

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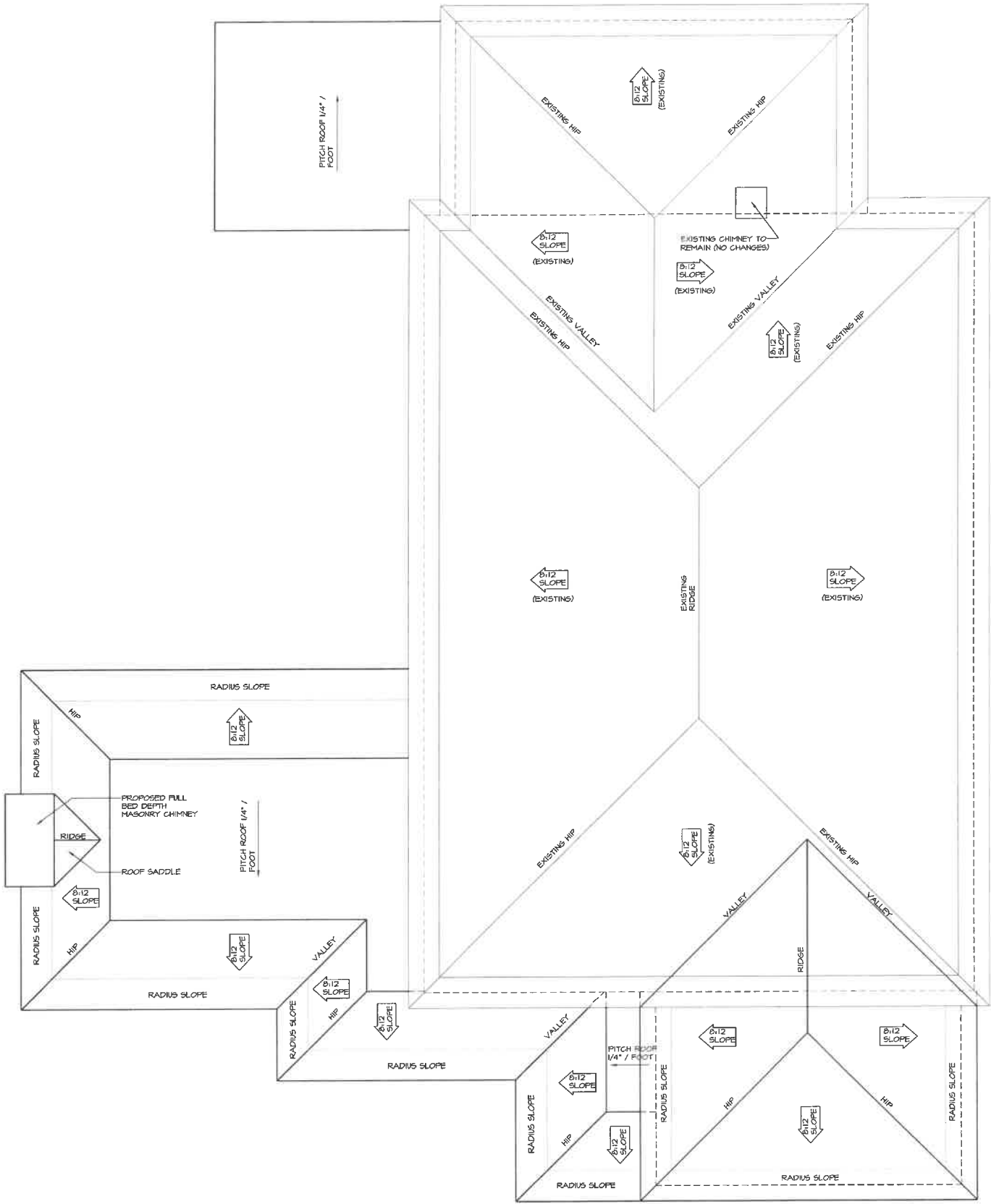
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ROBINSON RESIDENCE EXTERIOR ELEVATIONS	
AR 21	
# 21 OF	TOTAL SHEETS



1
AR 15

ROOF PLAN

SCALE: 1/4" = 1'-0"

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ROBINSON RESIDENCE
ROOF PLAN

AR 15

15 OF TOTAL SHEETS

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REVIEW

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REVIEW

07/15/2022

REVIEW

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REVIEW

08/03/2022

REVIEW

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REVIEW

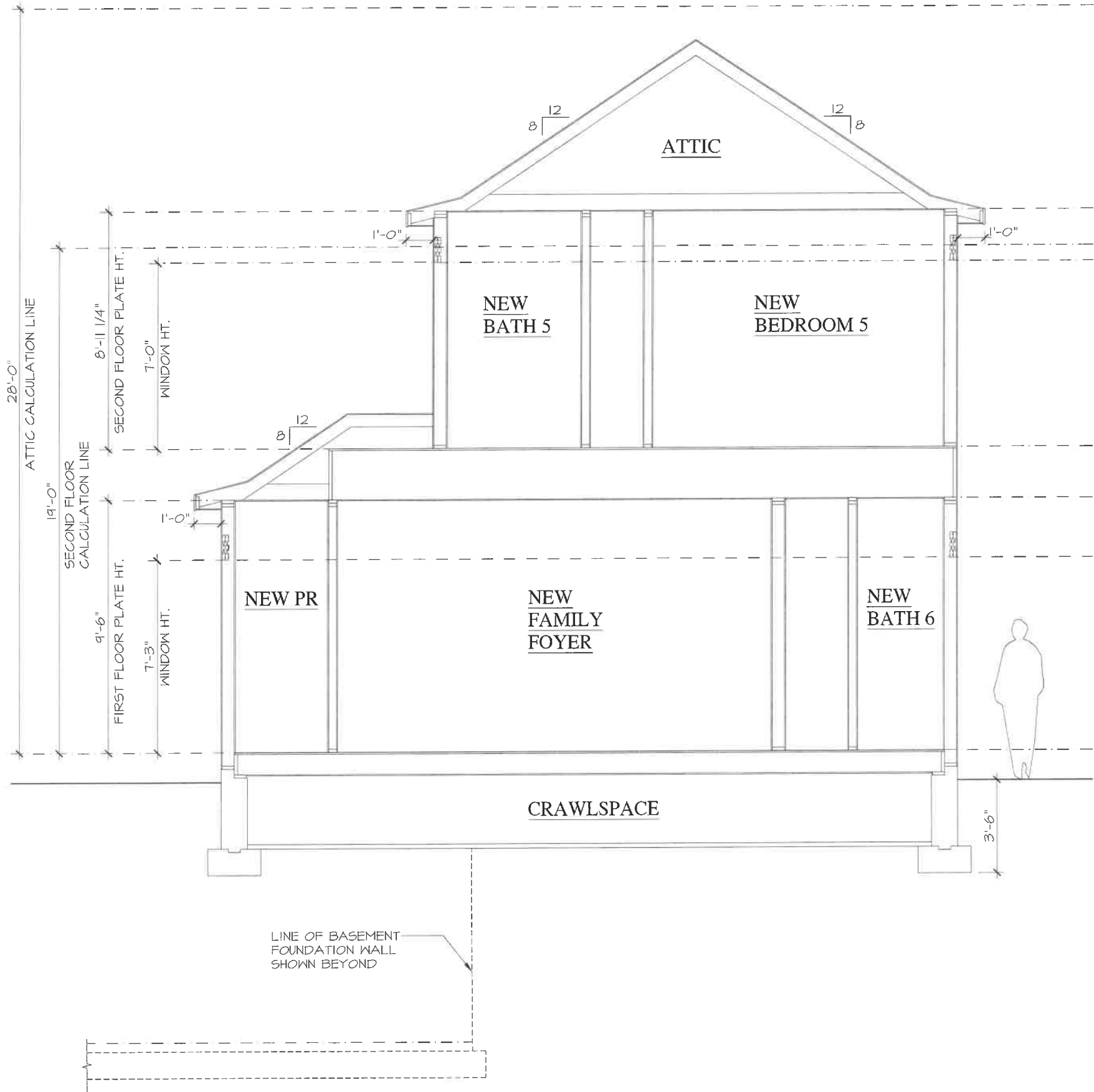
08/29/2022

REVIEW

08/16/2022

ROBINSON
RESIDENCE

CUSTOM RESIDENCE
680 NORTH SHERIDAN ROAD
LAKE FOREST, IL 60045



1
AR 19

PROPOSED BUILDING SECTION

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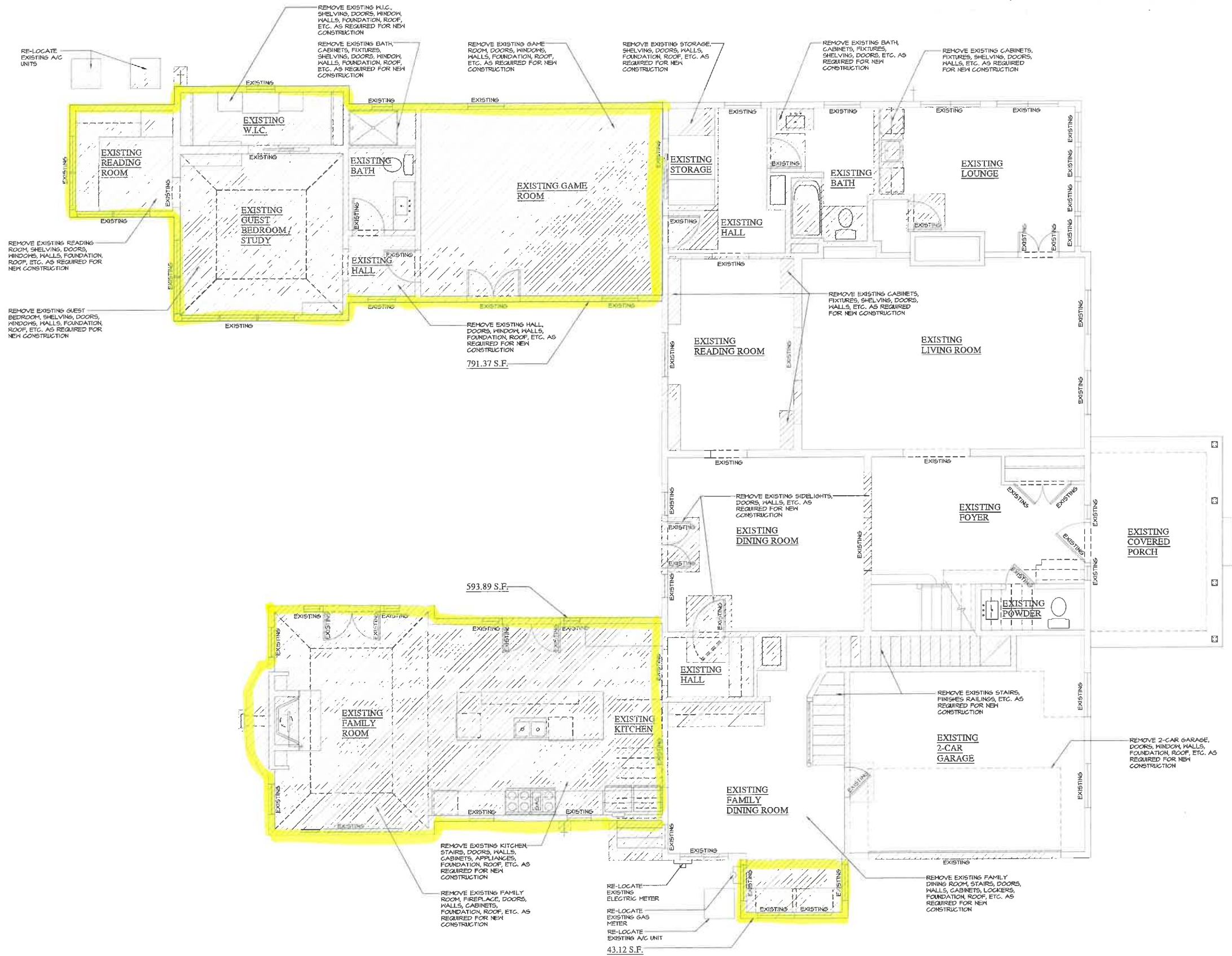
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ROBINSON RESIDENCE BUILDING SECTION	
AR 21	
# 21 OF TOTAL SHEETS	

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REVIEW	08/02/2022
REVIEW	08/09/2022
REVIEW	08/09/2022

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1 FIRST FLOOR PLAN
AR 04 DEMOLITION

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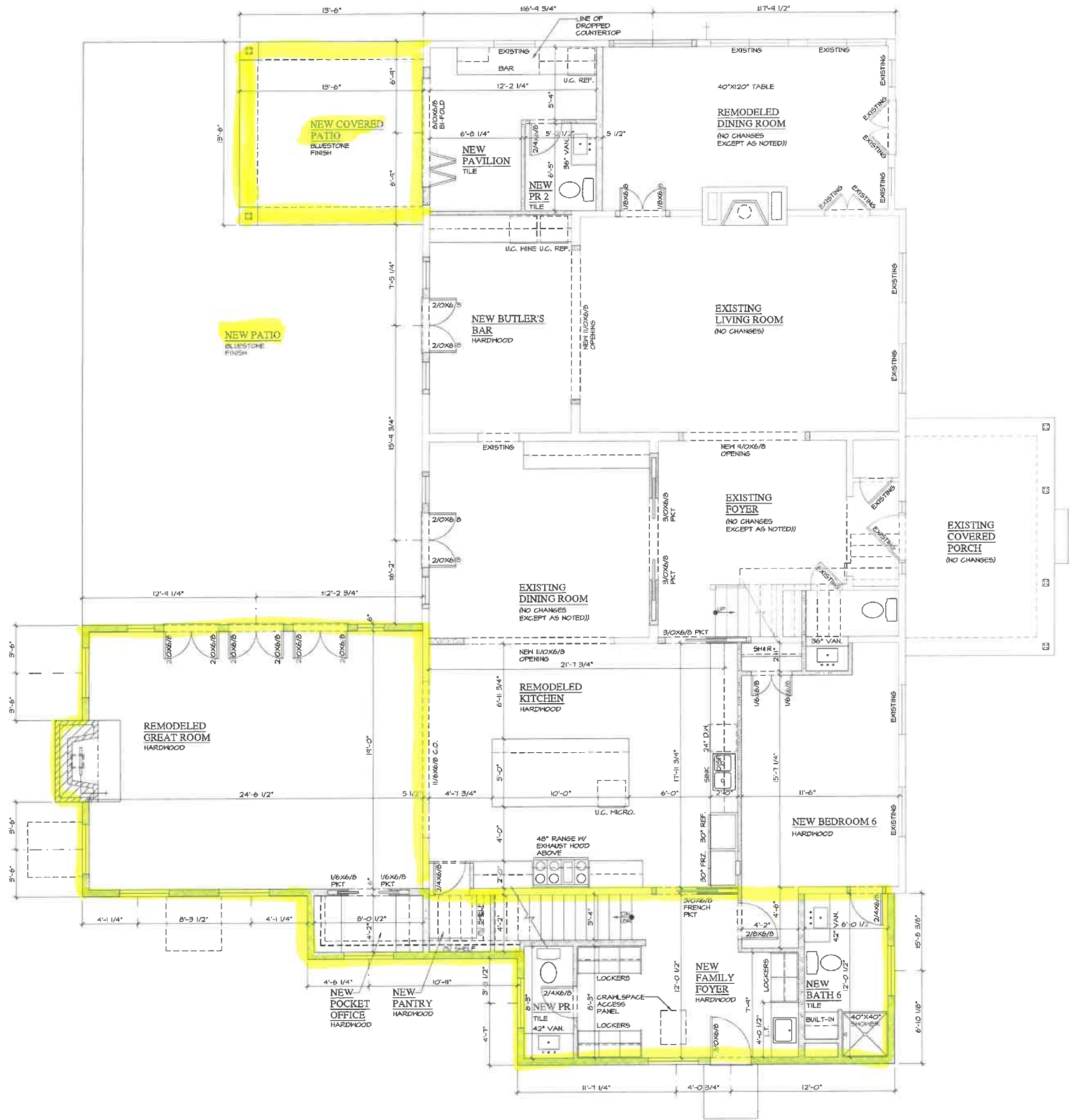
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FIRST FLOOR PLAN

AR 04

4 OF TOTAL SHEETS



1
AR 12
PROPOSED FIRST FLOOR PLAN

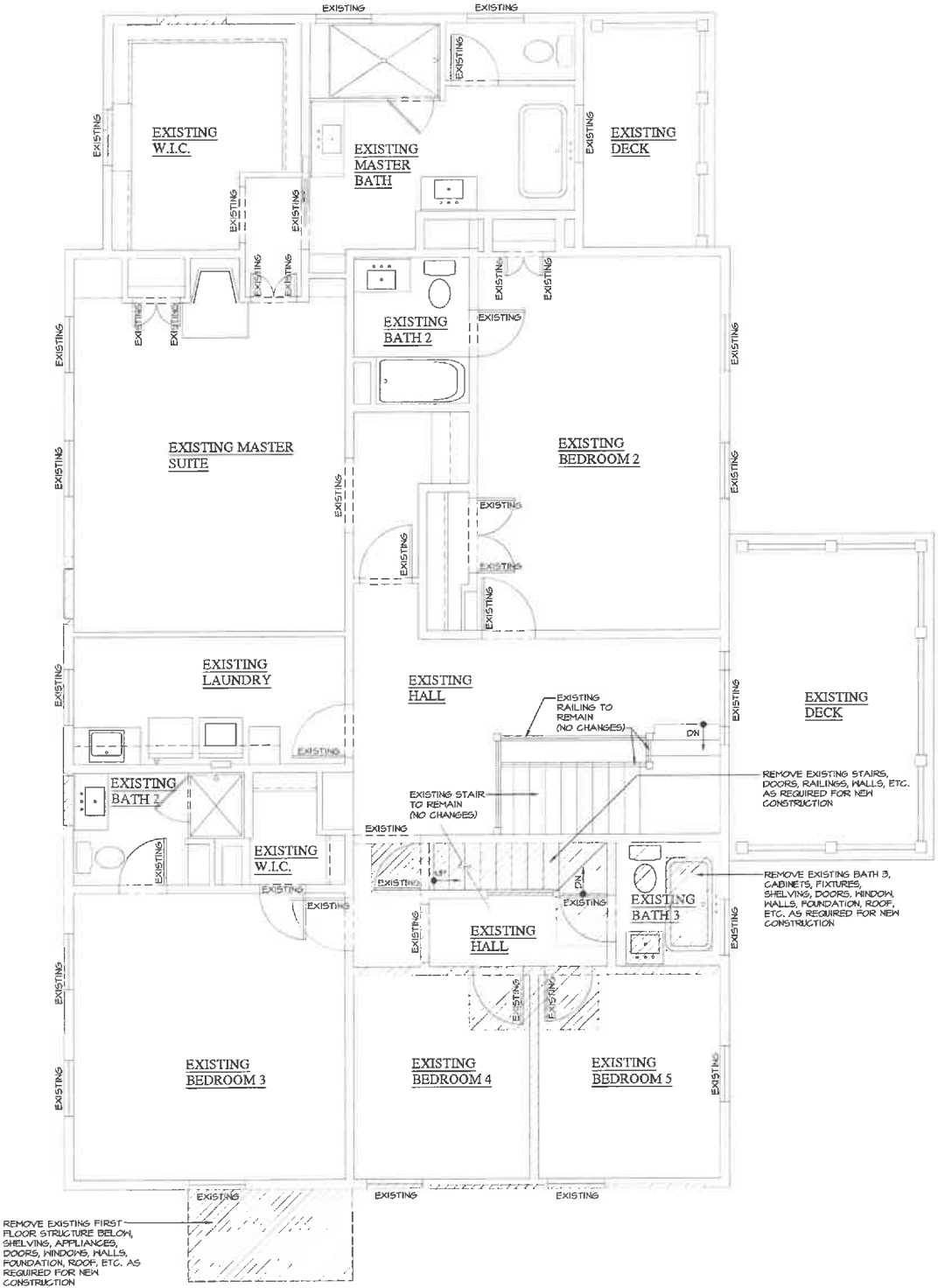
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REVIEW	08/09/2022
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AR 12	
# 12 OF TOTAL SHEETS	



1
AR 05
SECOND FLOOR PLAN
DEMOLITION

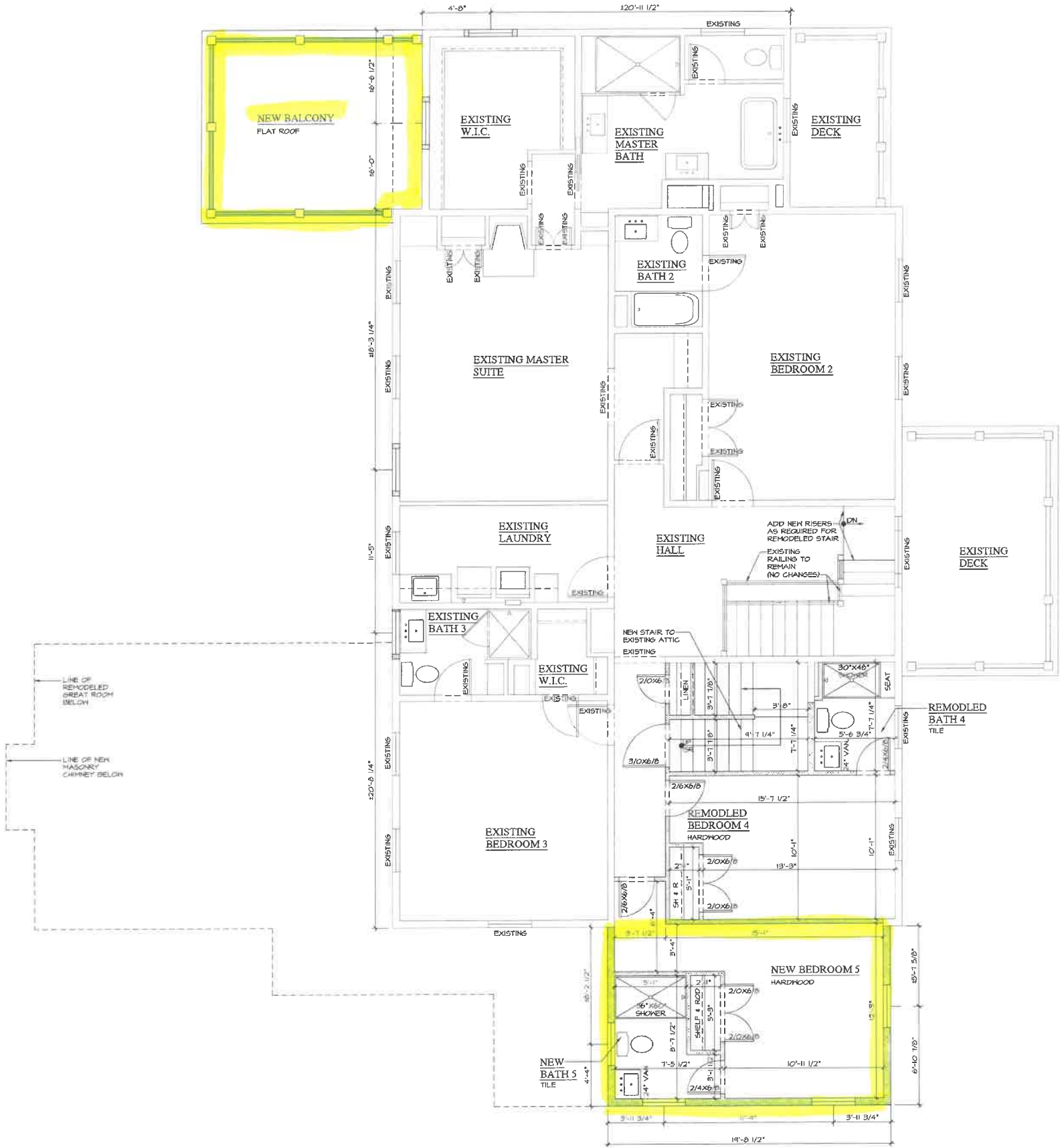
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AR 05	
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1
AR 13

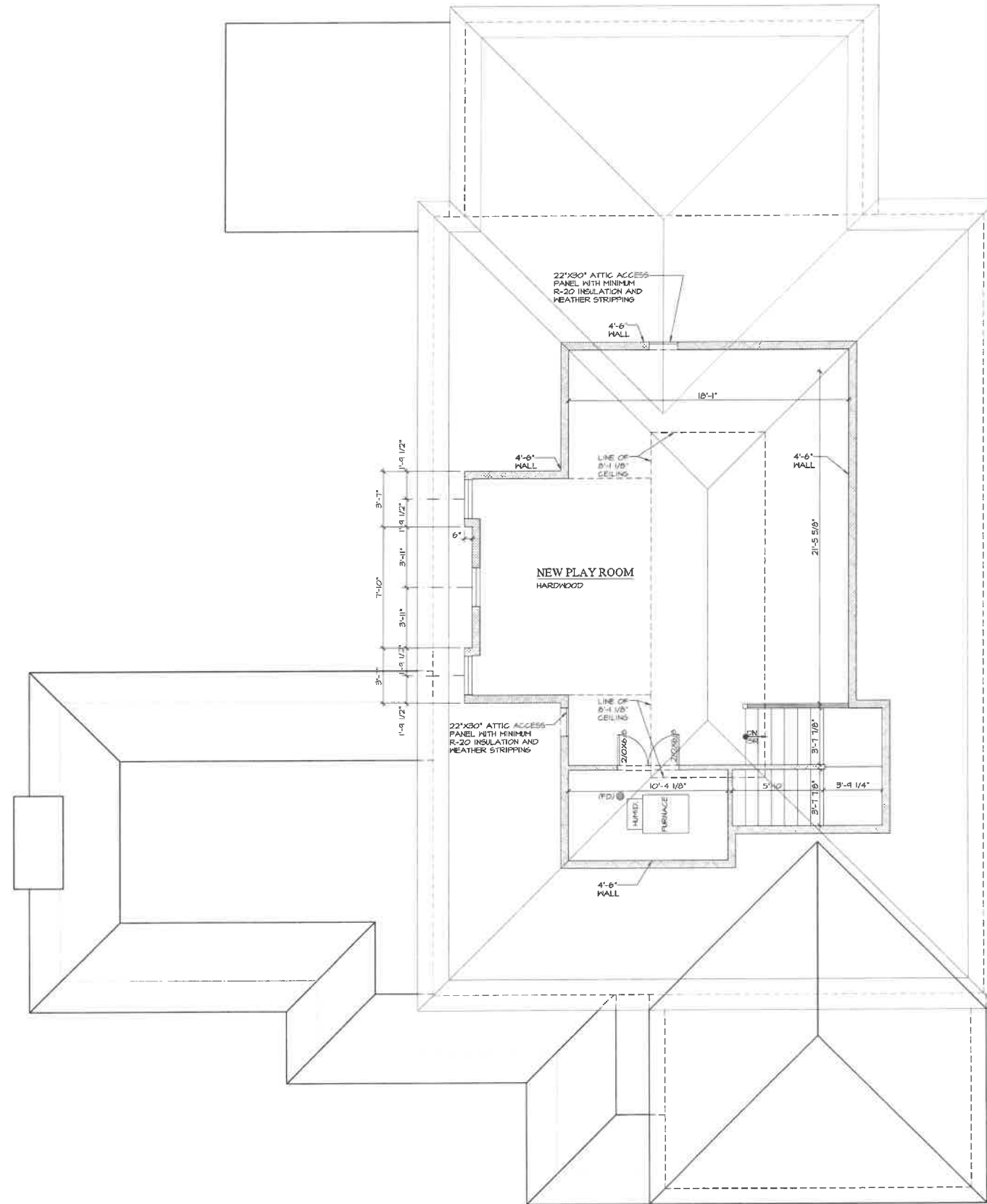
PROPOSED SECOND FLOOR PLAN

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AR 13	
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1
AR 14

PROPOSED ATTIC / ROOF PLAN

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ATTIC / ROOF PLAN	

AR 14

14 OF TOTAL SHEETS

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REVIEW	08/16/2022

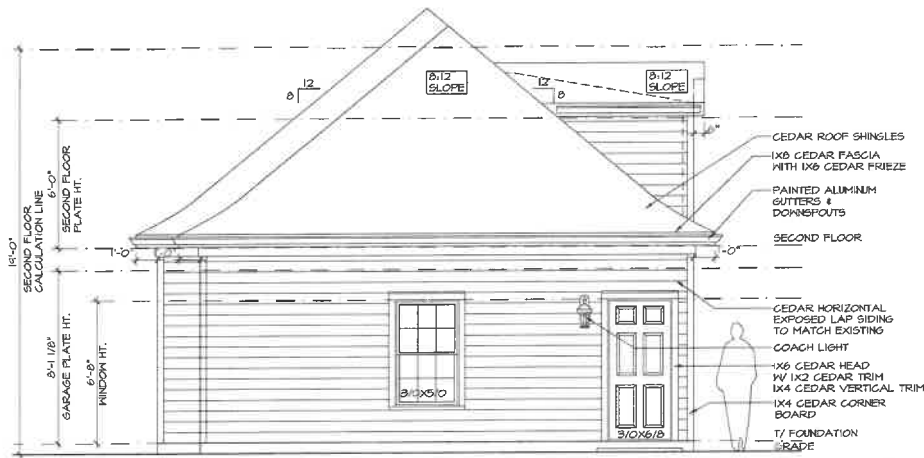
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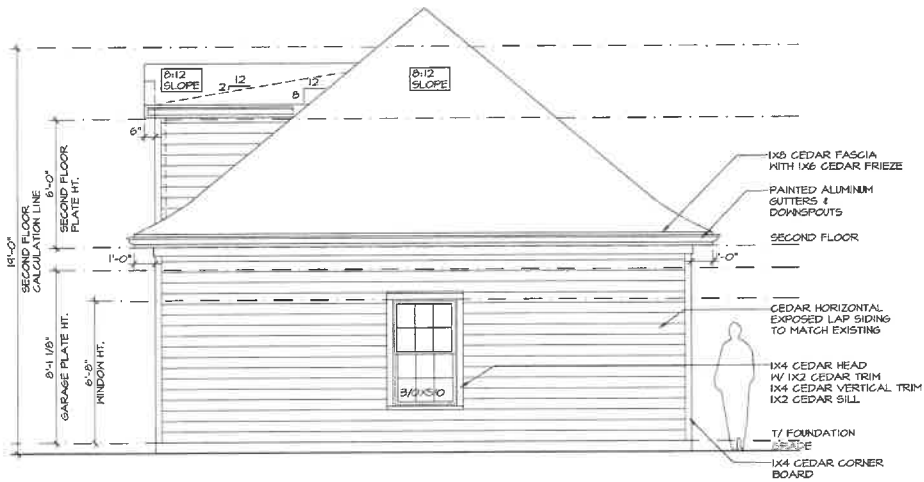
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DETACHED GARAGE

AR 17

17 OF TOTAL SHEETS



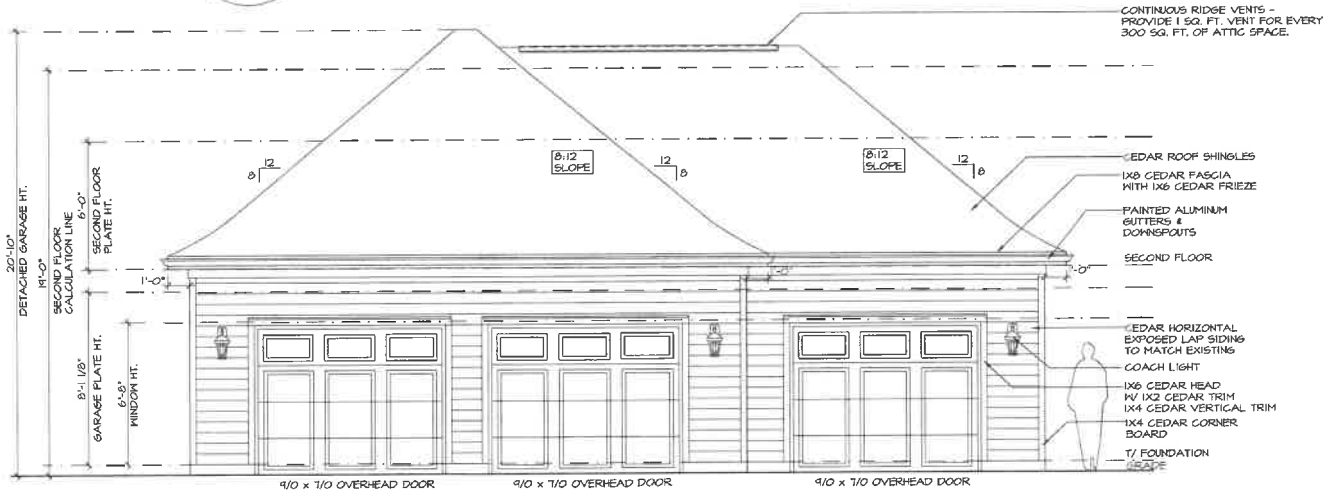
6 PROPOSED RIGHT ELEVATION
AR 17 DETACHED GARAGE SCALE: 1/4"=1'-0"



4 PROPOSED LEFT ELEVATION
AR 17 DETACHED GARAGE SCALE: 1/4"=1'-0"

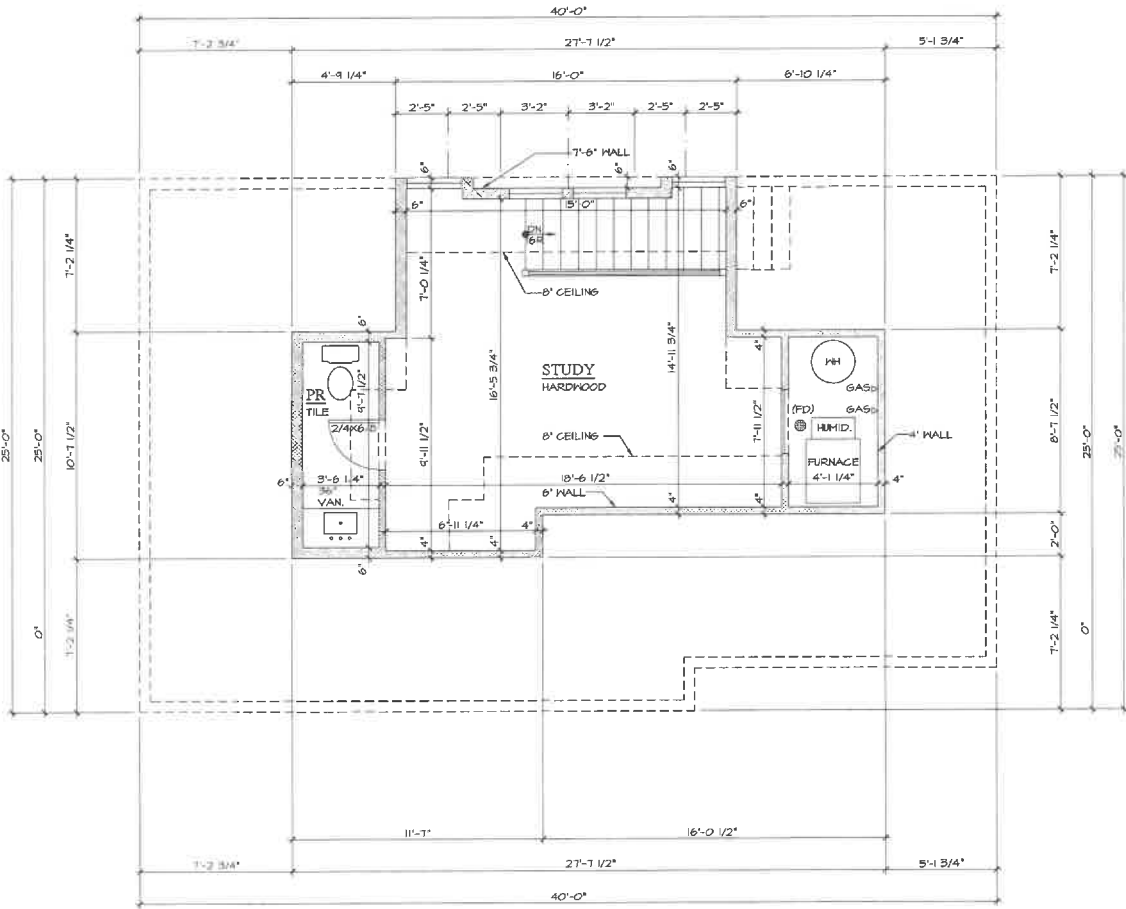


5 PROPOSED REAR ELEVATION
AR 17 DETACHED GARAGE SCALE: 1/4"=1'-0"



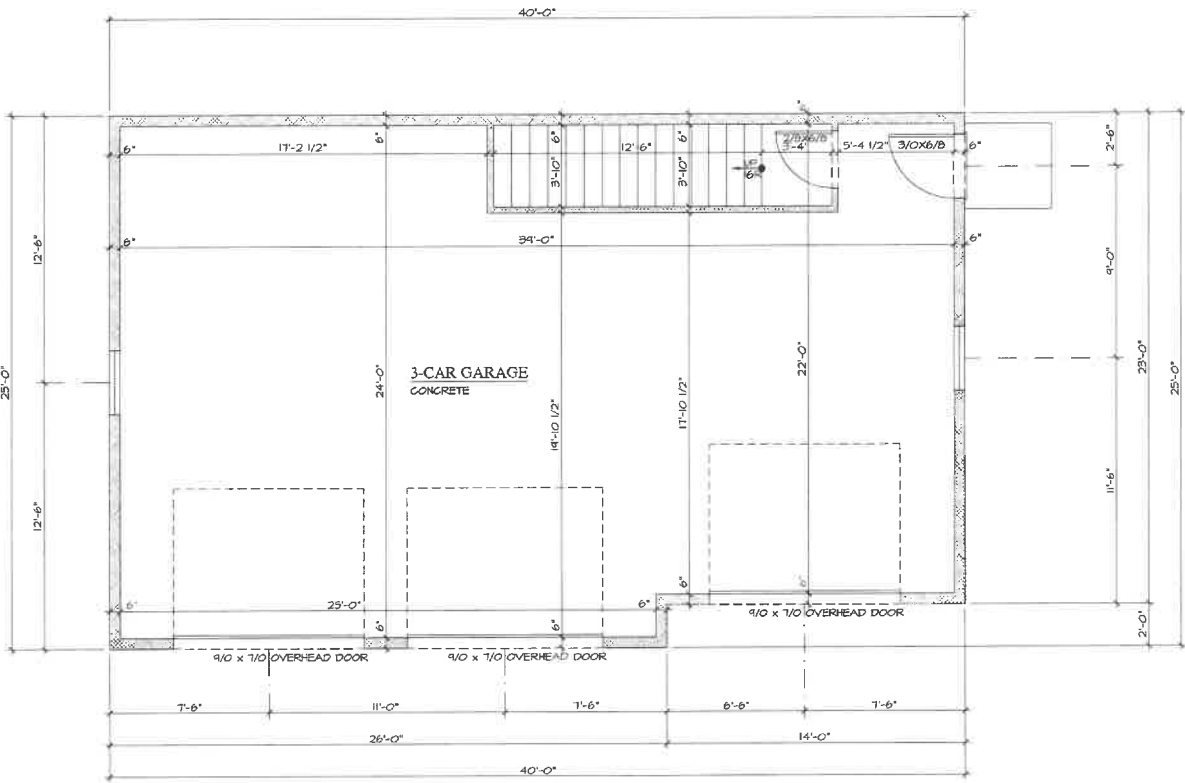
3 PROPOSED FRONT ELEVATION
AR 17 DETACHED GARAGE SCALE: 1/4"=1'-0"

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2
AR 16
PROPOSED SECOND FLOOR PLAN
DETACHED GARAGE

SCALE: 1/4" = 1'-0"



1
AR 16
PROPOSED FIRST FLOOR PLAN
DETACHED GARAGE

SCALE: 1/4" = 1'-0"

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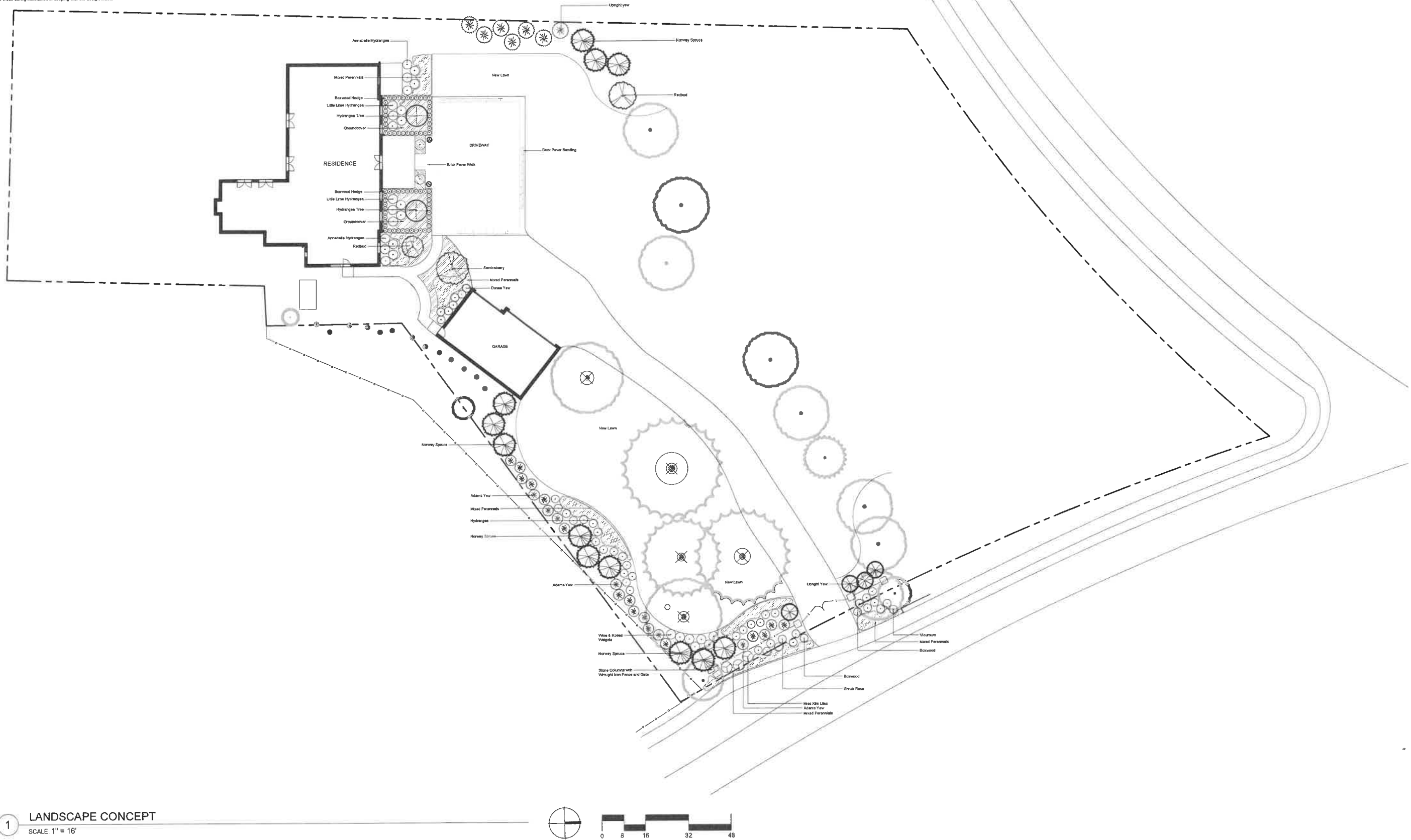
REVIEW	07/18/2022
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REVIEW	08/02/2022
REVIEW	08/02/2022
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DETACHED GARAGE

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Robinson Residence

680 N. Sheridan Road, Lake Forest, IL

Project No: L./Robinson

06/14/2022, 07:15:22

Agenda Item 4
History Center of Lake Forest – Lake Bluff
Hardscape, Landscape, Exterior lighting, Exhibit Signage

Staff Report
Vicinity Map
Air Photos

Materials Submitted by Petitioner

Application
Scope of Work
Conceptual Site Plan
Plan Details
Exterior Lighting Information
Educational and Exhibit Signage

Materials shown in italics are included in the Commission packet only. A complete copy of the packet is available from the Community Development Department.



STAFF REPORT AND RECOMMENDATION

TO:	Chairman Grinnell and members of the Historic Preservation Commission
DATE:	August 24, 2022
FROM:	Jennifer Baehr, Planner
SUBJECT:	History Center of Lake Forest Lake Bluff – Hardscape, Landscape, Exterior Lighting, Rotating Exhibit Signage

PETITIONER

History Center of
Lake Forest – Lake Bluff
509 E. Deerpath
Lake Forest, IL 60045

PROPERTY LOCATION

Southwest corner of Deerpath and
Washington Road

HISTORIC DISTRICTS

East Lake Forest Local &
National Register Historic District

PROJECT REPRESENTATIVES

Carol Summerfield, Executive Director, History Center of Lake Forest – Lake Bluff
Craig Bergmann, Landscape Architect, Craig Bergmann Landscape Design, Inc.

SUMMARY OF THE PETITION

This is a request for a Certificate of Appropriateness approving hardscape and landscape modifications, the installation of exterior lighting and a rotating exhibit signage for the History Center Lake Forest – Lake Bluff.

DESCRIPTION OF PROPERTY AND SURROUNDING AREA

The History Center of Lake Forest - Lake Bluff is located on the southwest corner of Deerpath and Washington Road. The History Center is a local not for profit organization that has served the community for decades, previously as the Lake Forest – Lake Bluff Historical Society.

In 2016, the History Center acquired property at 509 E. Deerpath and 630 Washington Road from the First Church of Christian Scientist Lake Forest. The congregation no longer had the resources to maintain the property and acquisition of the property by the History Center, then the Lake Forest – Lake Bluff Historical Society, provided the opportunity to preserve the Church building and provided the museum with a much needed new home. The properties together now comprise the History Center site. The History Center occupies the two buildings located on the site. The larger structure is the former Church of the Christ Scientist and provides exhibition space and space for lectures and special programs. The smaller building, originally a single family residence, now serves as the History Center's Research Center and is used for storage of files, records, and artifacts as well as offices for administrative staff.

STAFF EVALUATION

Hardscape and Landscape Improvements

The History Center is proposing to develop themed gardens throughout the property as outdoor, living museums for visitors. The gardens will be open to the public. Creation of the gardens provides the opportunity to improve drainage across the site which is significant due to the change in topography from the southwest corner of the site to the northeast corner, and the opportunity to improve upon the functionality and aesthetics of the current parking lot. The proposed hardscape

improvements include creating an accessible sloped walkway to the entrance on the north side of the History Center, the addition of seat walls along the front walkway, walking paths through the gardens, and a new permeable parking lot.

Exhibit and Educational Signage

Rotating exhibit signage is proposed on either side of the front entrance. Exhibit signage is commonly found on museums to raise awareness of changing exhibits and to “welcome in” the public. The exhibit signage is proposed as vinyl mounted in a taut and stable manner against the building wall. The signage is proposed at three feet wide by 12 feet tall. The signage will be adhered anchored firmly to the building façade at each corner of the sign. The design and text of the exhibit signage will vary as exhibits change. The exhibit signage will remain on the building façade for the duration of the temporary exhibit. A mockup of the signage for a current exhibit is in place on the History Center. Although the signage is intended to be visible and catch the eye of passersby, the streetscape impact of the signage is softened by the fact that it is set back from the street and softened by landscaping between the street and the signs. Signs of this type are not permitted outright by the Code and require special approval by the Historic Preservation Commission.

Educational signage is proposed in the gardens and at the front entrance. provide information on the History Center’s contribution to design history in the community. The educational signs are proposed as panels mounted to metal stands and on low garden walls. Information has not yet been provided on the size, height and materials of the educational signage. More information will be provided during the presentation to the Commission.

As noted above, the Code provides guidelines for signage however, no specific limitations or requirements are established for exhibit or educational signage on institutional-type buildings. The Commission is charged with evaluating signage based on overall compatibility and appropriateness of materials, scale and proportions.

Exterior Lighting

Exterior lighting is proposed along the pathways and for signage. A lighting plan has not yet been submitted with details on the locations of the lights and quantity of light fixtures proposed. The petitioner has indicated that the exterior lighting will only be used when needed and will not include up lighting. Examples of the exterior fixture types are included in the Commissions packet.

Review of Applicable Standards

Standard 10 – Scale

This standard is met. The proposed exhibit signs, although large, reflect the verticality of the main entrance and are set back from the street and softened by landscaping between the building and the street.

Standard 12 – Preservation of Historic Material

This standard is met. No historic materials will be impacted by the proposed site enhancements.

Standard 13 – Preservation of natural resources

This standard is met. No significant natural resources will be impacted. Healthy, quality trees on the site will be preserved. Many of the trees along the west property line are not of good quality. Landscaping will be added throughout the site.

Standard 14 – Compatibility

This standard is met. The proposed improvements are understood and compatible with the property and surroundings.

Standard 15 – Repair to deteriorated features

This standard is met. The hardscape and landscape work will incorporate improvements to drainage across the site which, on a continuing basis negatively impacts the hardscape, landscape and structures on the property.

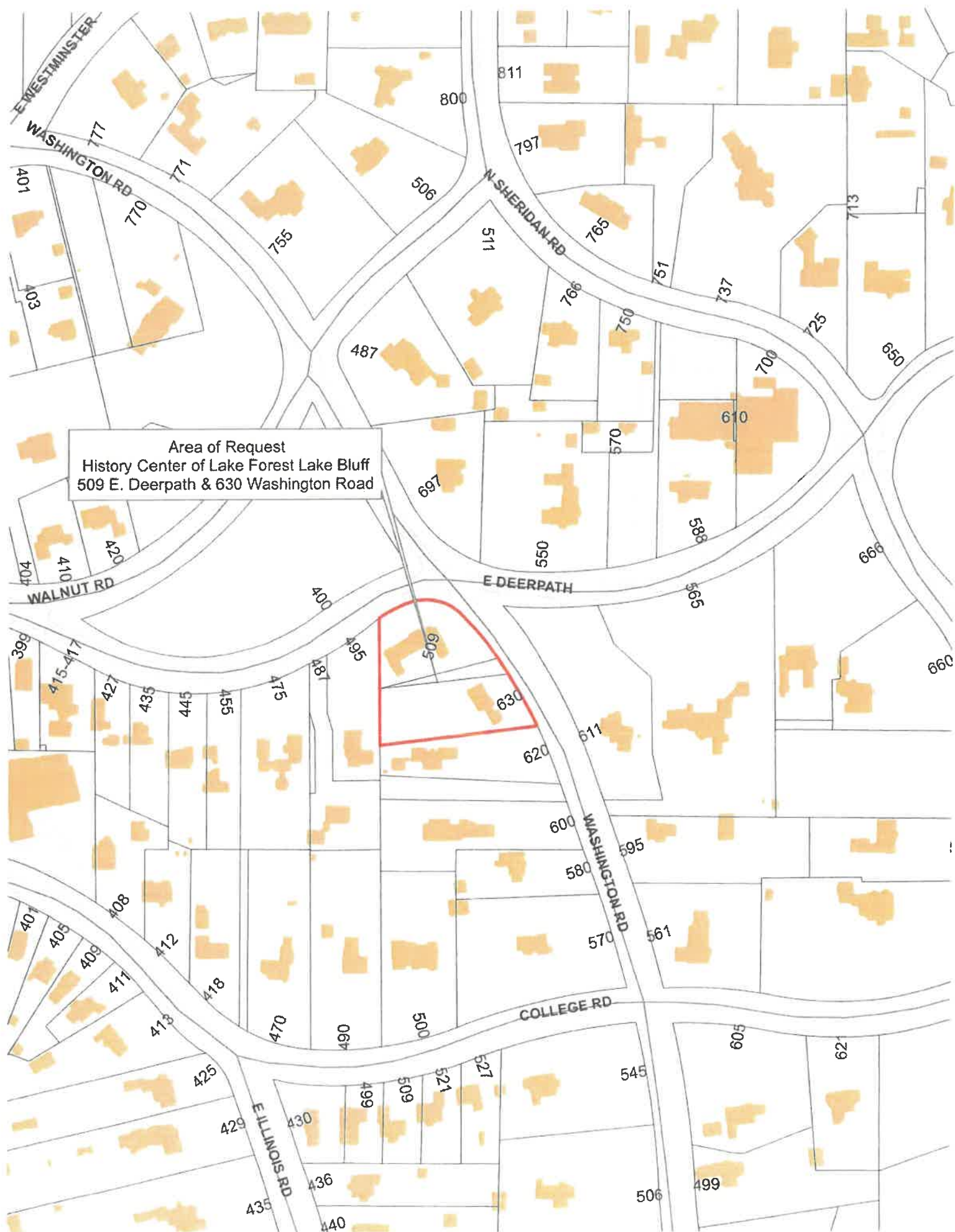
Standard 17 – Integrity of historic property

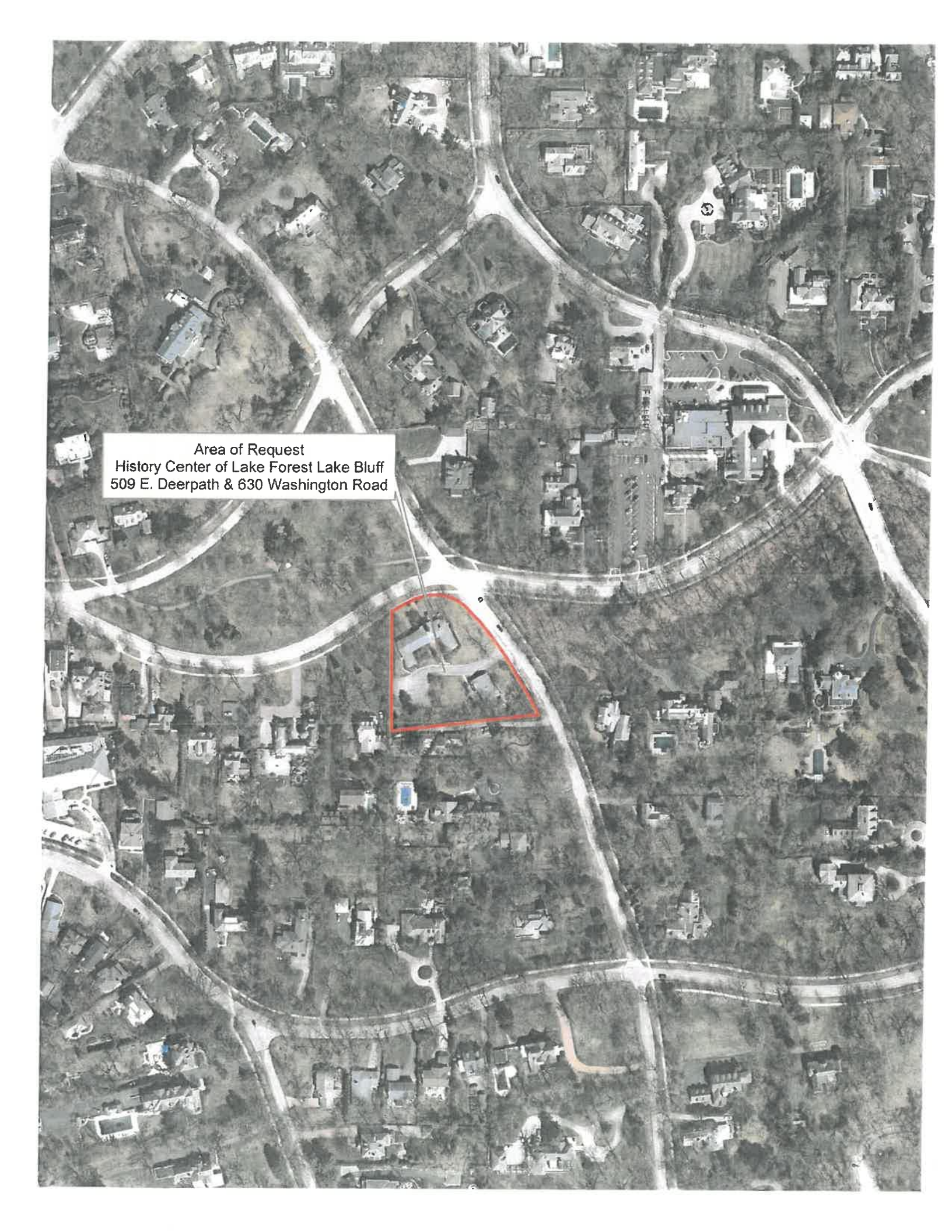
This standard is met. The proposed gardens, lighting and signage respect and complement the historic nature of the property and are sensitive to the historic character of the surrounding area.

RECOMMENDATION

Grant a Certificate of Appropriateness for the hardscape and landscape enhancements, exhibit signage, and limited and low level exterior lighting at the History Center of Lake Forest-Lake Bluff subject to the following conditions.

1. Additional information and detail shall be provided on the educational signage proposed in the gardens and any exterior lighting proposed. These plans shall be subject to staff review and a determination that these elements will have little, if any, impact on streetscape views of the property.
2. Plans submitted for permit must reflect the project as presented to the Commission. If any modifications are made 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 identified for preservation during construction must be submitted and will be subject to review and approval by the City's Certified Arborist.
4. Prior to the issuance of a building permit, a material 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.



An aerial photograph of a residential neighborhood. The image shows several houses with varying roof colors and styles, interspersed with trees and greenery. A network of roads, including a prominent curved road and several straight ones, crisscrosses the area. A red-outlined polygon is drawn on the image, highlighting a specific property located near the intersection of a road and a driveway. A text box with a pointer line identifies this area.

Area of Request
History Center of Lake Forest Lake Bluff
509 E. Deerpath & 630 Washington Road

Area of Request
History Center of Lake Forest Lake Bluff
509 E. Deerpath & 630 Washington Road





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

PROJECT ADDRESS 509 E Deerpath, 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 checked="" type="checkbox"/> Landscape/Parking
<input type="checkbox"/> New Accessory Building	<input type="checkbox"/> Demolition Partial	<input type="checkbox"/> Addition/Alteration	<input checked="" type="checkbox"/> Lighting
<input type="checkbox"/> Addition/Alteration	<input type="checkbox"/> Height Variance	<input type="checkbox"/> Height Variance	<input checked="" type="checkbox"/> Signage or Awnings
<input type="checkbox"/> Building Scale Variance	<input type="checkbox"/> Other	<input type="checkbox"/> Other	<input type="checkbox"/>

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

History Center of Lake Forest Lake Bluff

Owner of Property

509 E Deerpath,

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

Lake Forest IL 60045

City, State and Zip Code

847-234-5253

Phone Number

Fax Number

csummerfield@lfbhistory.org

Email Address

Owner's Signature

ARCHITECT/BUILDER INFORMATION

Craig Bergmann

Name and Title of Person Presenting Project

Craig Bergmann Landscape Design

Name of Firm

900 Waukegan Road,

Street Address

Lake Forest IL 60045

City, State and Zip Code

847/251-8355, ext. 1012

Phone Number

Fax Number

cbergmann@craigbergmann.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

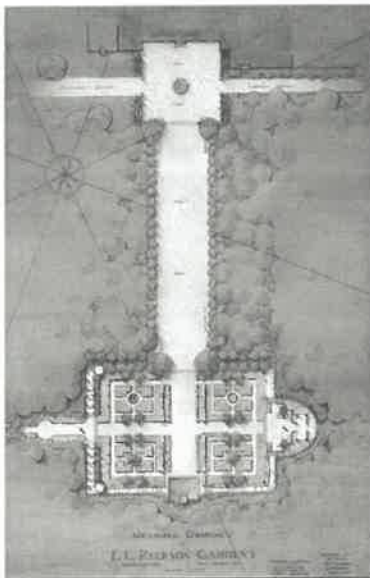
☐ OWNER ☐ REPRESENTATIVE

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

☐ OWNER ☐ REPRESENTATIVE

The Garden Initiative

Lake Forest was and is a national center of landscape design and the History Center's permanent gardens will provide interpretation covering the significant landscape design styles of the Midwest. Collectively, the gardens will tell the story of the evolution of the designed landscape, from historical Native cultivation of the land with plants as wayfinding and boundary markers, through modernist gardens that created a balance between natural and cultivated grounds.



Measured drawing in ink of the gardens at Havenwood II, by FALA students J.M. Frissel, M.C. Josephson and L.F. Murry. Image source: Lake Forest Library.

Significant historic gardens from Lake Forest include those that adorned the various McCormick family estates, and the Ryerson, Armour, and Schweppe family estates. Architects such as Howard Van Doren Shaw partnered with landscape designers like Rose Standish Nichols to create innovative gates, water features and walking paths on the massive estates, creating garden models that were emulated for decades. Edward L Ryerson was the honorary president of the Foundation for Architecture and Landscape Architecture (FALA) and set up as a summer program to train students. He established the Ryerson Fellowship for European Study that still exists at the University of Illinois. FALA drawings, over 50 of which remain in the History Center, the Lake Forest Library, and Lake Forest College archives, contribute to the scholarship for our planned gardens. The History Center is also beneficiary to historically significant artifacts from local gardens and those gifts will be integral to our gardens.

The narrative will bring to life the era(s) in which each design played a critical role, the landscape designers and artists contributed to that style, and the significant local gardens that showcased the style. We will also profile workers who built and maintained the gardens and who created the masonry and ironwork that adorned them. Often unsung, these workers brought expertise and artistry to their work.

Each garden segment will consist of accessible walking paths, sculptures, ironwork, and benches for resting and contemplation. Information panels will have high contrast large typography to ensure ease of readability and each garden will have 3-5 narrative panels. We've received artifact and art donations from the estate owners from some of these gardens and have promised gifts from other gardens in anticipation of this project, allowing the team to recreate sections of original gardens.

The free public space will serve as an extension of the museum, providing opportunity for visitors to be on site beyond museum hours to stroll, learn and engage with art and history.

The Project Process

Our garden development committee consisted of selected local and national academic experts, museum staff, and the Craig Bergmann Landscape design team.

Ideation covered the detailed development of the narrative arc of the five garden sections, incorporating design approaches from designers who worked extensively in this region. Some of those whom we will highlight include: Ellen Shipman, Rose Nichols, Warren Manning (who worked with Frederick Law Olmsted, Sr., and the Olmsted Brothers), and Fletcher Steele, who brought a new interpretation to modernism, now seeing a resurgence in landscape design.

We are working in partnership with Lake Forest Open Lands on the development of the garden showcasing native prairie space and indigenous plants. We will secure the needed heirloom native plants and seeds from their prairie preservation initiative for this project. We will also be working in **partnership with Elawa** to celebrate their kitchen gardens. The goal is to reference current sites, to encourage further exploration by our visitors of the offerings across Lake Forest and Lake Bluff, without duplication of offerings with our partner institutions in the city.

We expect the gardens to be a permanent and significant draw for local and regional visitors, benefitting the local community financially, and increasing the participation in peer institutions, such as Ragdale, the local artist community. The gardens will create an innovative forum for dialogue about the artistry of landscape design, both historical and current. As a catalyst for reflection, education, and inspiration, access to public garden space has been demonstrated to increase public engagement in their own interpretation of design at home and in volunteer opportunities. We will promote both through program offerings attached to the gardens.

The gardens **economic impact** will come from the increased visitors to the region. The museum has increasingly drawn from an ever wider geographic ring. The gardens will increase visitors to Lake Forest, who are likely to then visit the local restaurants, stores, and hotels. **Social impact** will arise from the increased engagement with the space. After the pandemic, the community strongly expressed their desire to have more outdoor options for education and exploration. **Physical improvement** of the museum grounds is driven by the gardens' ability to increase the usable space. Across the museum campus currently, 50% of the grounds are lawn-covered. They are entirely unused by the public and provide no meaningful engagement. This installation will increase the public's use of the space to 90% of the land.

Part of the fundraising campaign will include creating an endowed fund that supports the maintenance and management of the gardens for decades to come.

After city approval of the design, we will then follow with the civil engineering plans. We begin construction of the gardens, by phase, once funding is complete for each, with a **target start date of spring 2023**. The first phase covers the water mitigation work of the permeable parking lot, the bioswale (rainwater) garden, and the traditional garden on the inside section of the property. The second phase will be the front lawn, which is funded already, and then the side lawns along Washington will be the last phase of the construction. While we are targeting a three-year production schedule, funding can accelerate the project to 2 years or slow the project to 4 years.

SCOPE

LANDSCAPE HISTORY OF LAKE FOREST

The History Center of Lake Forest-Lake Bluff is a wonderful place to gather and celebrate the fascinating stories of our community. One of the most compelling stories, however, has yet to be told. It is the story of how significant landscape design styles and land conservation efforts were conceived and developed in Lake Forest, and how they grew to influence the nation.

We are on a mission to landscape the grounds to provide gardens that will tell the story of these influential design styles and highlight different gardens of significance, and the designers who brought them to life. We plan to transform our grounds into an outdoor, living museum that will be accessible to all to learn, connect and reflect.

In honor of the History Center's 50th anniversary, the museum is also establishing a supporting endowment to ensure that our learning gardens are fully funded to maintain and manage the grounds.



DESIGN
HIGHLIGHTS

low plantings along Deerpath, to maintain
visibility at intersection

creating an ADA
accessible front
path to door

new sidewalk
with path to
museum for
improved
building
access

swale for water
mitigation

no new
curb cut

shrub fence
around parking
lot to reduce
visibility for the
neighbors

permeable
parking lot
with a smaller
footprint



IMPROVING WATER MANAGEMENT



The grounds for the gardens project are adjacent to a natural ravine and drainage on the land has been a chronic concern for years.

In the construction of the gardens, we will pay particular attention on improving our water management, planning in detail the restructuring of the museum campus grounds to mitigate the rain/flooding issues we encounter. The solutions that will be under consideration to better manage the water saturation of the ground and to stabilize the soil include:

- bioswale for on-site water storage, absorption and ground water recharge on the property
- reducing the hard paving footprint and redoing the parking lot with a permeable material
- providing underground drainage management (cisterns or tiles)
- increasing the diversity of the plant life to deep-rooted native species that will help with soil stability and water absorption



IMPROVING ACCESSIBILITY

Our audience is a broad spectrum of adults; **we ensure accessibility** by designing with an older population's needs. The permeable paths will be stable for patrons requiring wheelchairs or walkers. There will be benches spaced for resting spots along the pathways. All signage will be at heights that work for both standing and seated audiences.

The proposed modifications to the front entrance are to ensure that **people of all abilities feel welcome in the museum space**. The new path will be sloped to remove the need for stairs and the lawn and walled gardens will be graded to match the height of the path. The porch will be walled to eliminate the current stairs/drop-off. While there are stairs on one side of the midpoint, the other side is a ramp that connects to the walking paths that lead into the other gardens. The sign for the museum will be moved to the west side of the entrance path for improved visibility.



ORNAMENTATION

THE GARDENS WILL CREATE A FORUM FOR
DIALOGUE ABOUT THE ARTISTRY OF
LANDSCAPING, HISTORIC AND CURRENT

A TIME FOR PAUSE

Much of the beauty of our historical gardens came from the sculptures, water features, and follies that brought artistry to the garden grounds. These features in our gardens will provide a beautiful center point for contemplation and appreciation.



EXTERIOR LIGHTING

The **lighting** will be designed with "dark sky" international standards.

- Only be on when needed
- Only light paths and signage
- Be no brighter than necessary
- Minimize blue light emissions
- No upward-directed light



EDUCATIONAL AND EXHIBIT SIGNAGE

EDUCATION PANELS



The gardens and front porch will have educational panels that help visitors learn about our important contribution to design history. Panels will be on metal stands or adhered to low garden walls,



Following the best practices of museums nationwide, exhibit panels on the exterior of the building provide initial engagement in exhibits and programming. Panels will be vinyl, no larger than 36 wide x 144 tall, comprising 2% of the front face of the building. They are adhered to the façade through a metal gromet on each corner that connects to a Tapcon screw with a washer ring to keep the signs from moving in wind. Font size will vary for each program, depending on the exhibit titles. Panels will rotate out 2-3 times a year, and no installation will exceed six months per exhibit.





Signage details

Signs are vinyl, 36 wide x 144 tall, comprising 2% of the front face of the building. They are adhered to the façade through a metal grommet on each corner that connects to a Tapcon screw with a washer ring to keep the signs from moving in wind.

Font size will vary for each program, depending on the exhibit titles. Each set of banners will remain up for the run of the temporary exhibit, which will not exceed six months per exhibit.

CURRENT PROGRAM



June 2022 through October 2022



WINTER PROGRAM

- ◆ ART OF MINIATURES
- ◆ November 2022-March 2023
- ◆ Stencil Font, 600 points



SUMMER PROGRAM

- ◇ African American Life in Lake Forest
- ◇ May 2023-Oct 2023
- ◇ Abadi Font: Upper headline is 375 points
- ◇ Lower headline is 300 points



WINTER PROGRAM

- ◇ Two Degrees: From Glaciers to Global Warming
- ◇ November 2023-March 2024
- ◇ Font is Copperplate Gothic Bold, all caps: Font sizes are 375 and 300 points



Agenda Item 5
Veterans Park
Veterans Monument

Staff Report
Vicinity Map
Air Photos

Materials Submitted by Petitioner
Application
Monument Platform Drawings
Monument Slab Elevation
Monument Renderings
Correspondence

Materials shown in italics are included in the Commission packet only. A complete copy of the packet is available from the Community Development Department.



STAFF REPORT AND RECOMMENDATION

TO:	Chairman Grinnell and members of the Historic Preservation Commission
DATE:	August 24, 2022
FROM:	Jennifer Baehr, Planner
SUBJECT:	Veterans Park Monument

PETITIONER

City of Lake Forest
800 N. Field Drive
Lake Forest, IL 60045

PROPERTY LOCATION

135 Deerpath
Southeast corner of Deerpath
and Green Bay Road

HISTORIC DISTRICTS

Green Bay Road Local &
National Historic District

PROJECT REPRESENTATIVES

Joe Mobile, Superintendent of Recreation, City of Lake Forest
American Legion McKinlock Post 264

BACKGROUND AND SUMMARY OF THE PETITION

A Certificate of Appropriateness is requested for a monument at Veterans Park. The monument is proposed by the American Legion as a memorial to Veterans.

In June 2020, the Commission considered the overall plan for renovation of what today is the City's Veterans Park and granted a Certificate of Appropriateness. Prior to that time, the property was owned by Lake Forest Open Lands Association. The property was transferred to the City through a land swap with Open Lands involving portions of McCormick Nature Preserve. It was determined that the prominent location of the property make it ideal for creating a park dedicated to Veterans, in a location easily accessible and visible to the public. The work previously approved in the park; reconfiguration of the pathways, enhanced landscaping and hardscape, modification of the perimeter walls, and the installation of modified signage is nearly complete.

STAFF EVALUATION

The information submitted to date offers conceptual images of the monument. It is anticipated that additional details, images, and plans will be presented at the Commission meeting to give the Commission and members of the public a clear understanding of what is proposed. It will be important to understand not only the monument as viewed from inside the park, but also to understand whether, and if so, to what extent, the monument will be visible from the streetscape and in particular, from the intersection of Deerpath and Green Bay Road.

After additional information is presented at the meeting, staff requests questions, input, and direction from the Commission.

The evaluation provided below is based on staff's review of the limited information available at this time.

The monument is proposed toward the center of the park, away from the edges of the park and

setback from the northwest corner of the park at the intersection. The monument as proposed is comprised of a 12-inch-thick slab of black granite supported by multiple posts. The granite slab is 8 feet tall and 15 feet wide. An image of a bald eagle and text that reads “We Honor Their Sacrifice” is displayed on the front of the granite slab. More detail is needed on how the image and text will be applied to the granite slab. Images and text are also proposed on the back of the slab. Behind the large granite slab is a smaller slab with images of stars and text. The dimensions of the smaller granite slab are not legible on the drawing provided and should be clarified at the meeting along with information describing the images and text proposed on the back of the larger slab and on the smaller slab.

The monument is set on an oval shape black concrete platform. The platform is 24 feet and 8 inches long, 20 feet and 9 inches wide and 16 inches tall. Along the base of the monument platform, six plaques are proposed that represent the seals of each branch of the military services.

Because this is a unique project, not all of the Commission’s 17 standards directly apply to the evaluation of this request. Based on staff’s evaluation, the following standards can reasonably be utilized in considering this petition once additional detail about the monument, the scale in relation to its location in the park, and its visibility from the streetscape and neighboring properties is understood.

Standard 1 – Height

Standards 2 and 3 - Proportions

Standard 5 – Spacing on the Street

Standard 7 – Relationship of Materials and Texture

Standard 10 – Scale

Standard 13 – Preservation of natural resources

Standard 14 – Compatibility

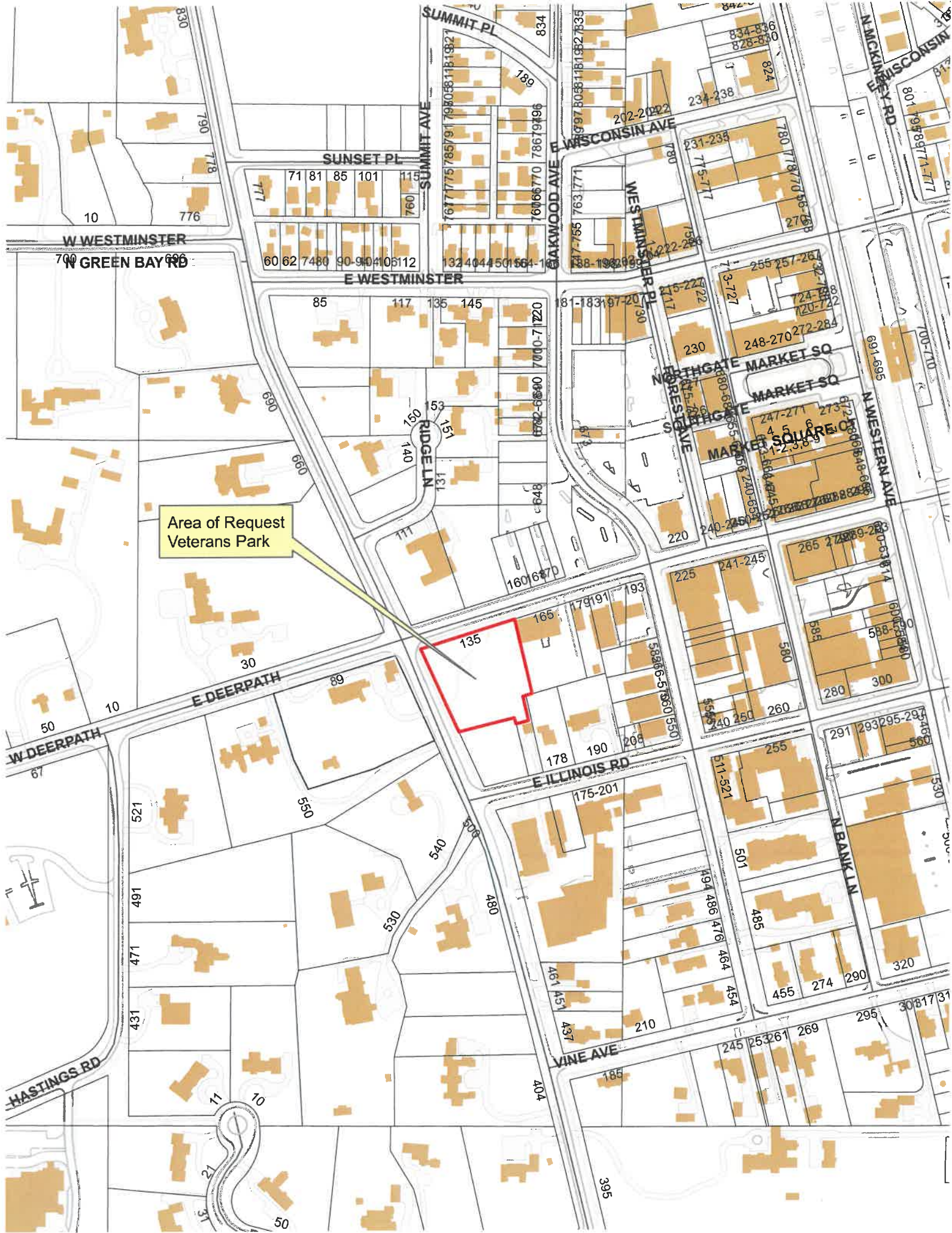
Standard 17 – Integrity of historic property

PUBLIC COMMENT

Public notice of this petition was provided in accordance with the City requirements and practices. Notice was mailed by the Department of Community Development to surrounding property owners and the agenda for this meeting was posted at five public locations. As of the date of this writing, staff has received one letter from a neighboring property owner expressing concerns about the design of the monument. The letter is included in the Commission’s packet.

RECOMMENDATION

1. Provide comment and direction on the proposed monument.
2. Request additional information and images as determined to be necessary.
3. Direct staff to return this matter, with additional details as requested, to the Commission at the next meeting.



Area of Request
Veterans Park

Area of Request
Veterans Park





Area of Request
Veterans Park



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

PROJECT ADDRESS Southeast Corner of Deerpath and Green Bay Road - Veterans Park

APPLICATION TYPE

<i>RESIDENTIAL PROJECTS</i>		<i>COMMERCIAL PROJECTS</i>	
<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 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 checked="" type="checkbox"/> Other	<input type="checkbox"/>

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

City of Lake Forest

Owner of Property

400 Hastings Road, Lake Forest, IL 60045

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

Lake Forest, IL 60045

City, State and Zip Code

847-810-3941

Phone Number

847-615-4251

Fax Number

mobilej@cityoflakeforest.com

Email Address

Joe Mobile

Owner's Signature

ARCHITECT/BUILDER INFORMATION

Ed Geraghty

Name and Title of Person Presenting Project

American Legion McKinlock Post 264

Name of Firm

801 N. McKinley Rd.

Street Address

Lake Forest, IL 60045

City, State and Zip Code

847-525-8404

Phone Number

Fax Number

egeraghty2005@gmail.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

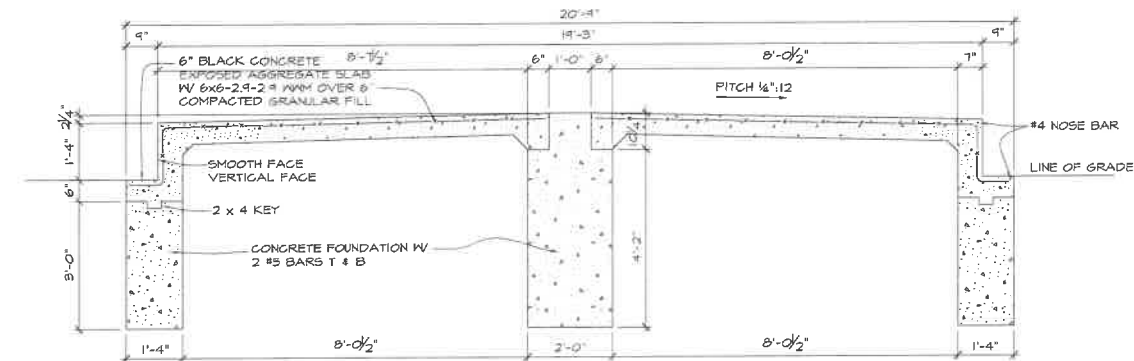
☐ REPRESENTATIVE

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

☐ OWNER

☐ REPRESENTATIVE

- VETERANS PARK MONUMENT BASE**
DEERPATH & GREENBAY ROADS **LAKE FOREST, ILLINOIS**



Architectural drawing of the plan of the foundation for the monument. The drawing shows a central rectangular slab with a width of 15'-0" and a length of 20'-8". The slab is surrounded by a foundation. The distance from the centerline of the slab to the centerline of the foundation is 5'-0". The distance from the centerline of the slab to the centerline of the monument is 24'-8". The drawing also shows the pitch of the monument, which is 1:12. The drawing is labeled "A" and "AI".

DEERPATH ROAD

01

SANDY HOLLOW ROAD

AREA OF WORK
MONUMENT BASE

VETERANS PARK

 **SITE PLAN** SCALE 1" = 40'-0"

THIS DRAWING		REVISIONS
FOR COORDINATION	4/1/22	
FOR BIDDING	4/5/22	
FOR PERMIT	4/5/22	
FOR CONTRACTING		
FOR CONSTRUCTION		

FRED KAPLAN
FK ARCHITECTS, LTD.
2394 N WILDWOOD LANE
DEERFIELD, ILLINOIS 60015-1261
©2022 FKAFC@COMCAST.NET 847 948-8698

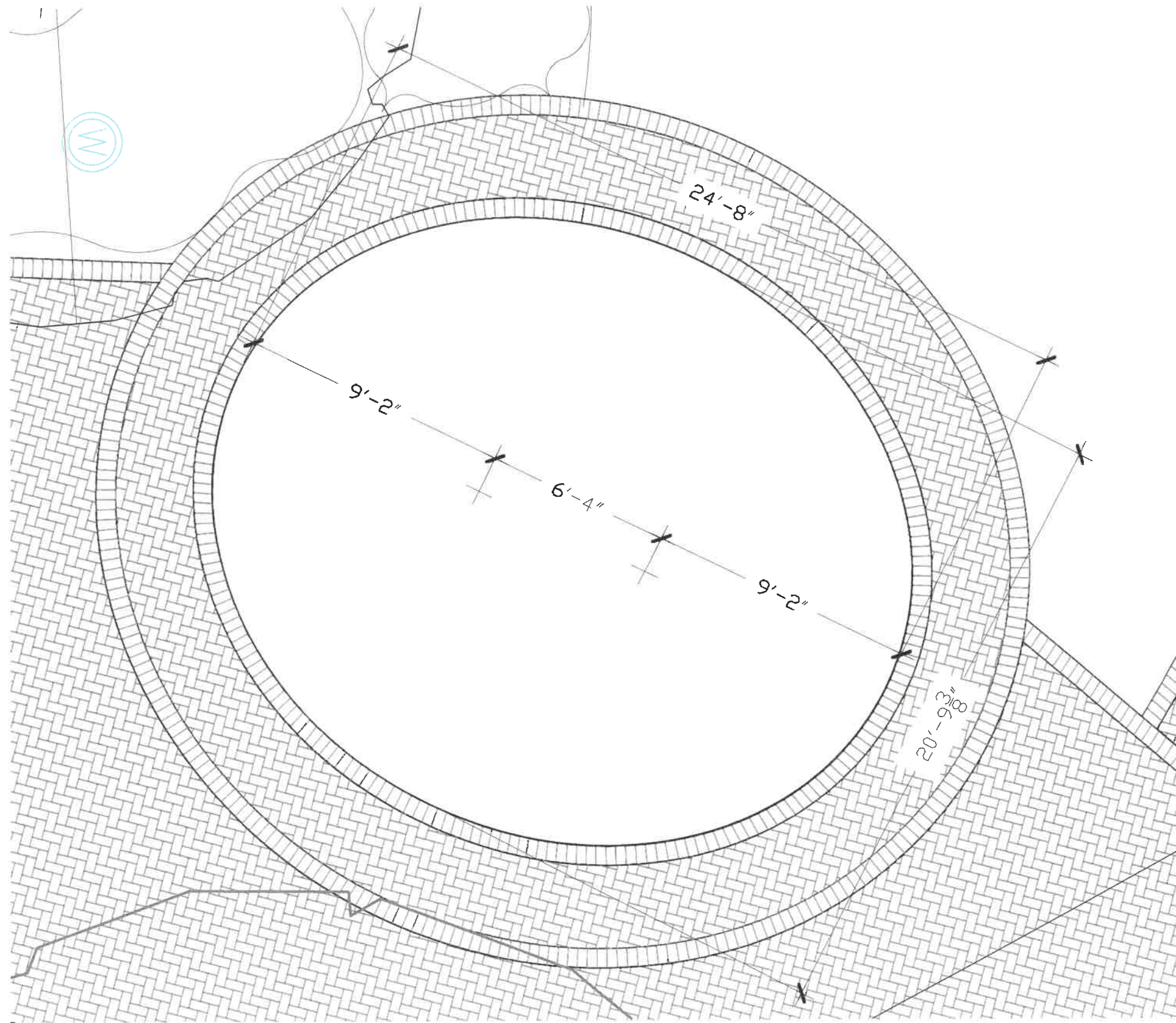
PROPOSED MONUMENT INSTALLATION for
VETERANS PARK
 DEERPATH & GREEN BAY ROADS LAKE FOREST, IL 60045

AMERICAN LEGION
 801 N. MCKINLEY ROAD LAKE FOREST, IL 60045

SHEET TITLE
SITE & MONUMENT BASE
PLANS, DETAILS & NOTES

2163

A1



Veterans Memorial Dimensions Green Bay and Deer Path Roads - Lake Forest, IL

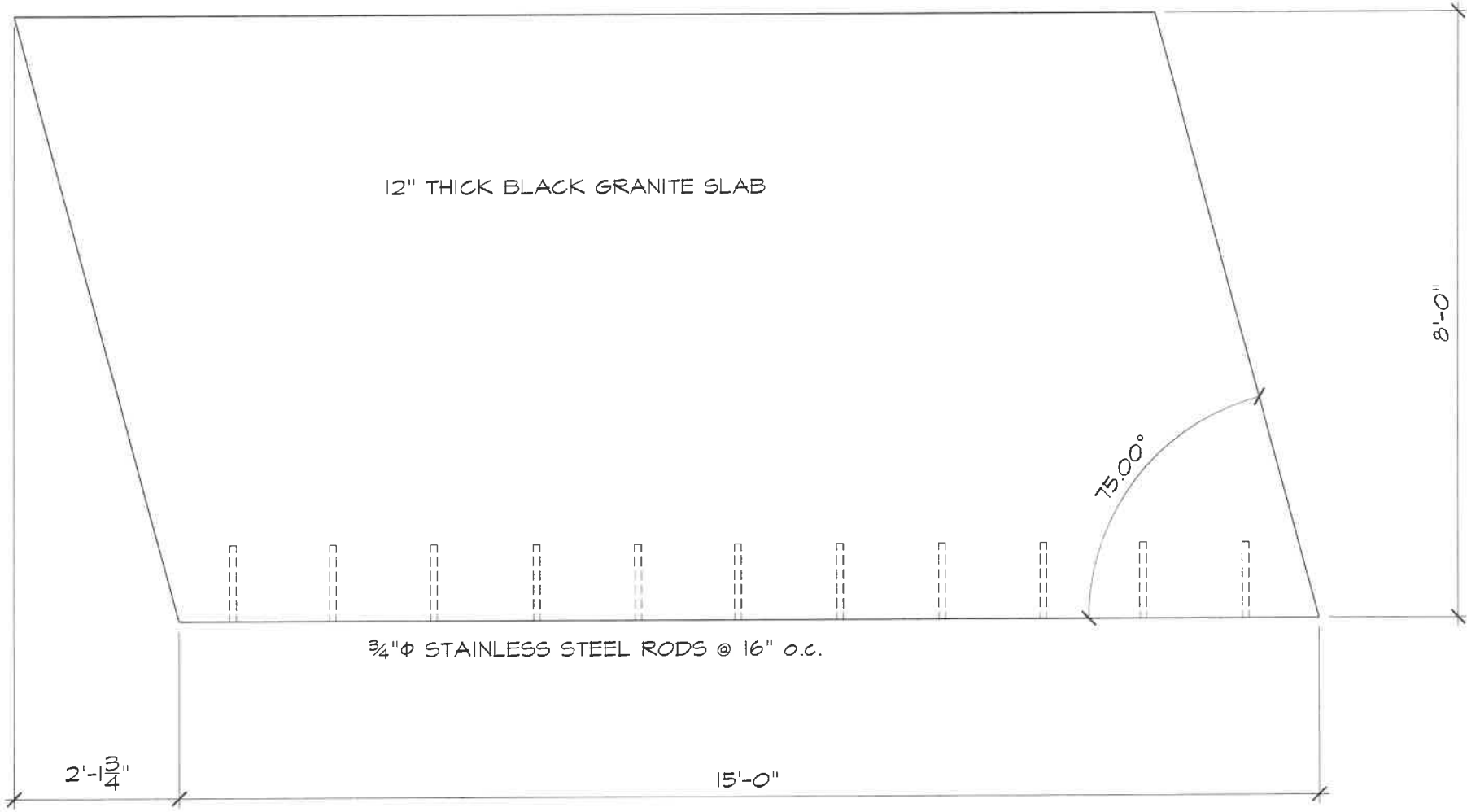
3/18/2021

Scale: 1/4" = 1'-0"



CRAIG BERGMANN[®]
Landscape Design, Inc

900 N.Waukegan Road
Lake Forest, IL 60045
Telephone: (847) 251-8355



SLAB ELEVATION

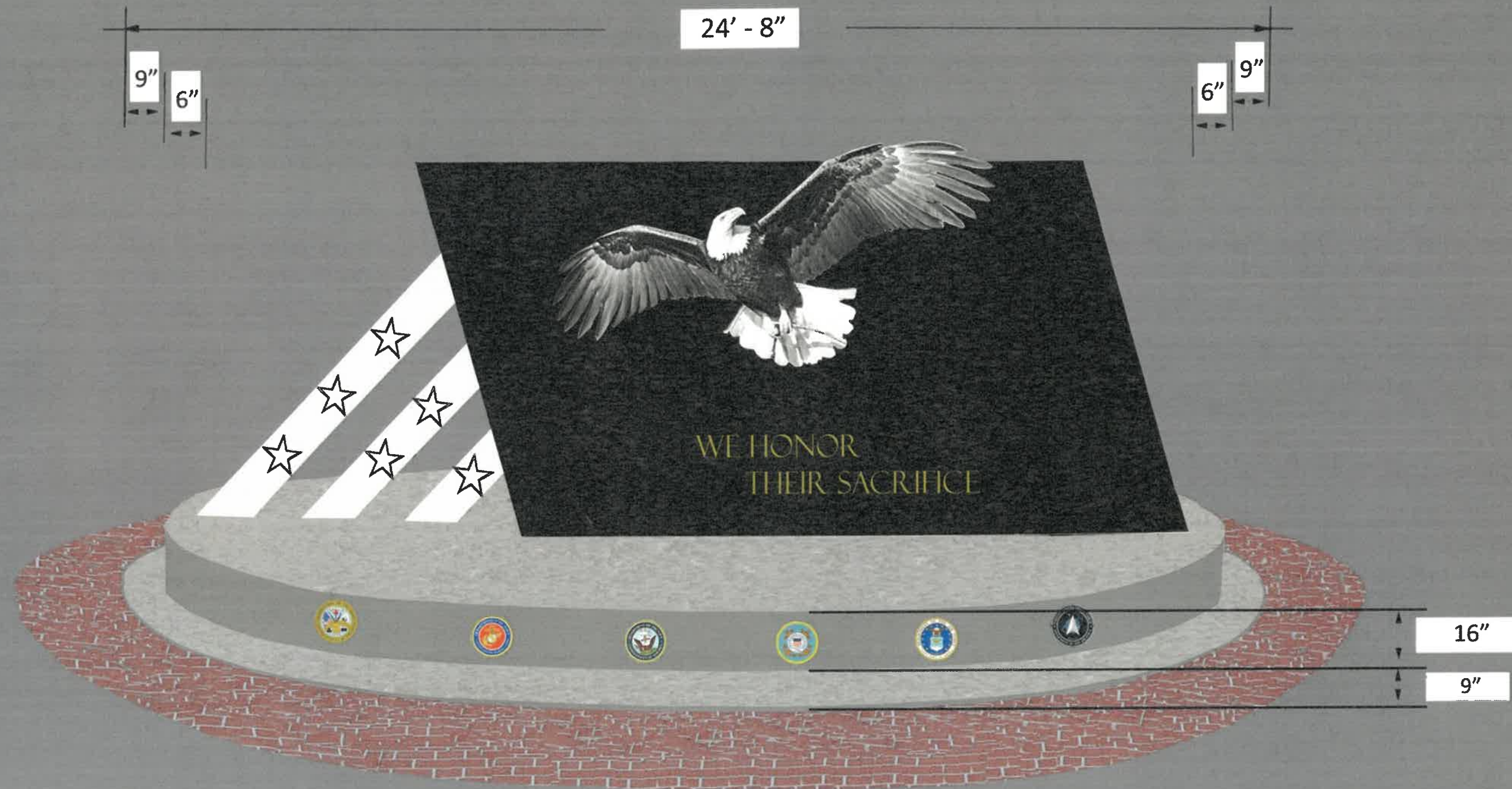
SCALE 1/2" = 1'-0"

2163

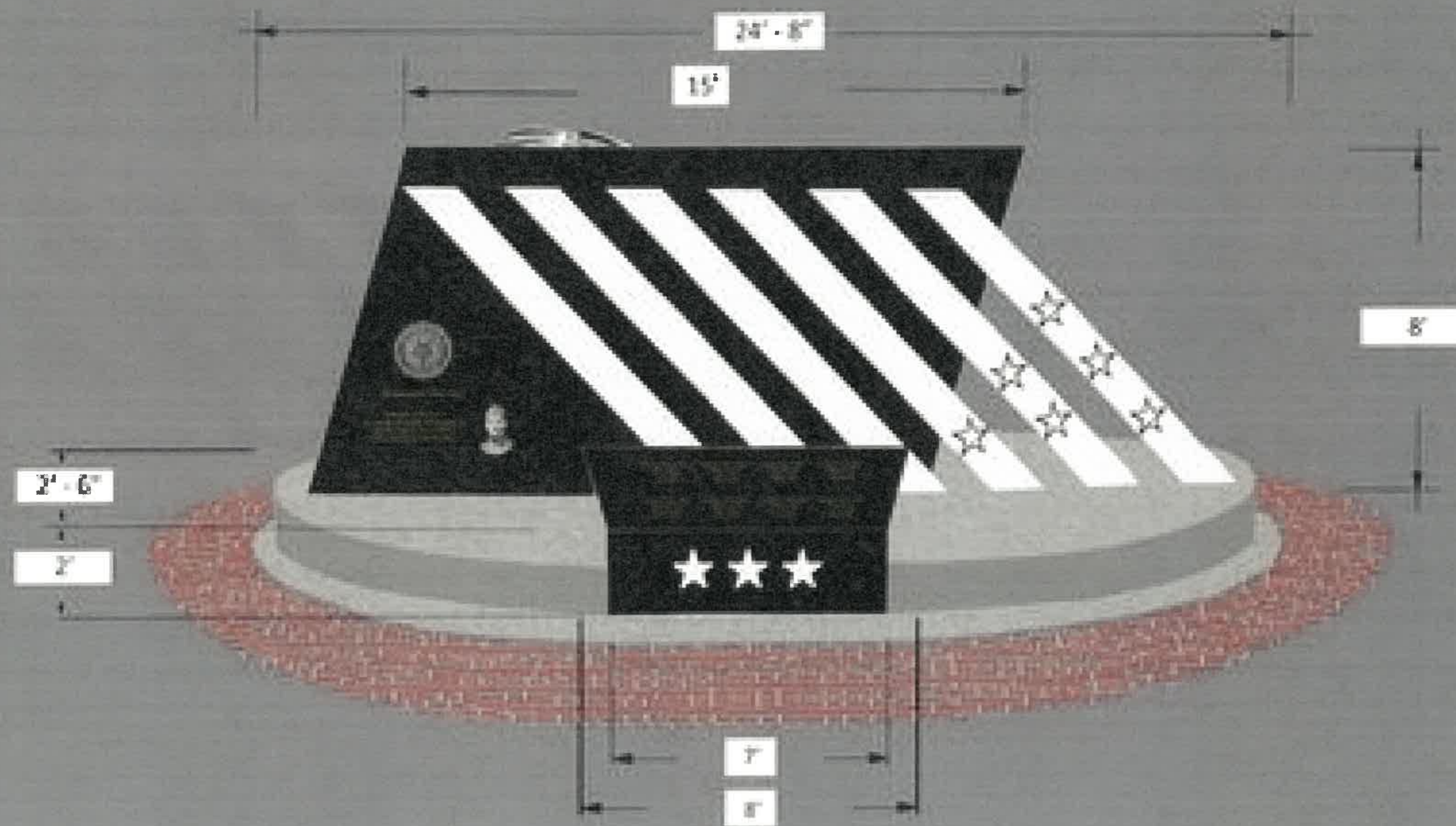
PROPOSED MONUMENT INSTALLATION for
VETERANS PARK
DEERPATH & GREEN BAY ROADS LAKE FOREST, IL 60045
AMERICAN LEGION
801 N. MCKINLEY ROAD LAKE FOREST, IL 60045

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ARCHITECTS, LTD.
23394 N WILDWOOD LANE
DEERFIELD, ILLINOIS 60015-1261
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3/21/22



(c) Gary Tillery & Timeless Creations, Inc. 2021



(c) Gary Tillery & Timeless Creations, Inc., 2022

A 3D architectural rendering of a proposed veterans memorial. The monument is a large, dark, rectangular structure with a bald eagle sculpture on its front face. The eagle is in flight, with its wings spread wide. Below the eagle, the words "WE HONOR THEIR SACRIFICE" are inscribed in gold capital letters. The monument is set on a circular base with a red brick walkway. The base is decorated with several circular medallions representing different military branches. To the left of the monument, there are white diagonal stripes and stars, reminiscent of the American flag. To the right, an American flag flies on a tall pole. In the background, there are lush green trees and a clear blue sky. A man and a woman are sitting on a stone wall to the right of the monument, providing a sense of scale. The entire scene is set on a green lawn.

LAKE FOREST VETERANS MEMORIAL

(c) 2021
Gary Tillery
& Timeless Creations, Inc.

