

Agenda Item 3
275 Mayflower Road
Driveway Pillars, Gates and Fence

Staff Report
Vicinity Map
Air Photos

Materials Submitted by Petitioner

Application
Previously Proposed Entrance Gate and Pillars
Currently Proposed Entrance Gate, Pillars, and Walls
Previously Proposed Fence and Gate (North)
Currently Proposed Fence and Gate (North)
Currently Proposed Fence and Gate (South)
Streetscape Image with Gates and Fence
Perspective Renderings
Image of Proposed Light Fixture

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:	July 27, 2022
FROM:	Jennifer Baehr, Planner
SUBJECT:	275 Mayflower Road Continued Consideration – Pillars, Gates, and Fencing

PROPERTY OWNERS

Christopher and Melissa Mandarich
275 Mayflower Road
Lake Forest, IL 60045

PROPERTY LOCATION

275 Mayflower Road

HISTORIC DISTRICTS

East Lake Forest Local &
National Register Historic District

PROJECT REPRESENTATIVE

Marco Romani, Landscape Architect
340 S. Atkinson Road
Grayslake, IL 60030

COMMISSION DISCUSSION TO DATE ON THIS PETITION

The Commission considered this petition at the June 22, 2022 meeting. At that meeting, the Commission voted to continue the petition to allow the petitioner to consider the comments offered by the Commission and refine the plans in response to the comments. The Commission offered the following comments.

- Simplify the fence detailing and design.
- Reconsider the height of the fence.
- Reconsider the lighting.
- Consider whether there is a more elegant way to complement the house.
- Provide a clear, detailed, dimensioned site plan indicating the proposed alignment of the fence and gate in relation to the property line.
- Provide a full front elevation, dimensioned, showing the location and width of the south gate.

REVISIONS SINCE THE LAST MEETING

The following revisions were made in response to the Commission's direction at the last meeting. The changes appear to directly respond to the Commission's comments resulting in a plan that more fully satisfies the applicable standards.

- Brick walls were added on either side of the entrance gate.
- The scrollwork was removed from the top of the gates and fences.
- Decorative iron rosettes were added to the top of the fence and gates.
- The curved iron elements were eliminated from the entrance gate.
- Decorative floral scrollwork was added to the entrance gate.
- The height of the gate and fence was slightly lowered from 7 feet to 6 feet and 9 inches.

- Lantern light fixtures were added on either side of the entrance gate.

Portions of the information below are repeated from the previous staff report on this petition for the benefit of those who may be unfamiliar with the project.

SUMMARY OF THE PETITION

A Certificate of Appropriateness is requested to allow the construction of pillars, a driveway gate, pedestrian gate, and fencing along the front of the property located at 275 Mayflower Road.

The driveway gate is proposed at the single curb cut that exists on the property. There were previously two curb cuts on this property and the maps provided in the Commission's packet show both curb cuts, however the northern most curb cut was removed fairly recently without benefit of review or issuance of a permit.

Two pillars are proposed on either side of the driveway gate. Construction of the pillars started without obtaining a building permit, a Stop Work Order was issued. The base of the pillars is visible on the site. A single pedestrian gate is proposed on the north side of the site, in generally the location of the portion of the driveway that was removed, and a double gate is proposed at the south side of the site to allow lawn maintenance equipment to access the rear yard. Between the gates, wrought iron fencing is proposed along the front of the property.

DESCRIPTION OF PROPERTY AND SURROUNDING AREA

The property is located on the east side of Mayflower Road, at its intersection with Maplewood Road. The property is irregular in shape, totaling approximately 1.95 acres, and includes a portion of the adjacent ravine to the north. The residence was built in 1882 in the English Arts and Crafts architectural style. The house is identified as a contributing structure to the Historic District.

STAFF EVALUATION

A gate is proposed across the existing driveway and is set back from the street by approximately 31 feet and 9 inches. The gate is comprised of two, 7 foot gate doors. The gate is wrought iron with a dark brown finish. Metal address numbers are proposed on each gate door.

Chicago common brick pillars and curved walls with bluestone coping are proposed on either side of the entrance gate. The curved walls were added since the Commission last considered this petition. The brick pillars directly adjacent to the gate are 2 feet and 5 inch squares and are 7 feet tall, the maximum height permitted by Code. The curved brick walls are 6 feet and 9 inches tall.

The pedestrian gate proposed on the north side of the site consists of a single gate, four feet wide and 6 feet and 9 inches tall. The gate is wrought iron with a dark brown finish.

The service gate proposed on the south end of the site is comprised of two, 50 inch wide gates, that are 6 feet and 9 inches tall. The gates are wrought iron with a dark brown finish. As noted above, this gate is proposed for use as a service entrance. No vehicles are permitted to use this entrance unless a driveway surface of some type is installed in the parkway. This work if desired, will be subject to City review and the issuance of a permit.

The fence proposed along the front of the property will be set back from the street by approximately 20 feet at its closest point and will be setback 3 feet from the property line. The fence will be 6 feet and 9 inches tall, matching the height of the gates. The fence will also be wrought iron with a dark brown finish.

The petitioner is proposing to replace the existing asphalt driveway apron with reclaimed street pavers.

Findings

A staff review of the applicable standards in the City Code is provided below. Findings in response to the standards are offered for the Commission's consideration.

Standard 1 – Height.

This standard is met. The brick pillars are 7 feet tall and the brick walls, gates and fence are 6 feet and 9 inches tall and comply with the Code regulations.

Standard 2 – Proportion of Front Façade.

This standard is met. The proportions of the pillars and gates appear appropriate for their location and relationship to the existing residence.

Standard 3 – Proportion of Openings.

This standard is not applicable to this petition.

Standard 4 – Rhythm of Solids to Voids.

This standard is met. The proposed fence and gates present an open appearance which, in combination with landscaping, will minimize the visual impact to the streetscape as opposed to a solid wall and gates.

Standard 5 – Rhythm of spacing and structures on streets.

This standard is not applicable to this petition.

Standard 6 – Rhythm of Entrance Porches.

This standard is not applicable to this petition.

Standard 7 – Relationship of Materials and Texture.

This standard is met. The pillars, gates and fence will be constructed of high-quality, natural materials consistent with the existing residence.

Standard 8 – Roof Shapes.

This standard is not applicable to this petition.

Standard 9 – Walls of Continuity.

This standard is met. Gates, pillars and fences are common along Mayflower Road and the proposed design and materials are compatible with the existing residence and surrounding properties.

Standard 10 – Scale.

This standard is generally met. There is some inconsistency with the scale of the proposed pillars, gates and fence in the context of the rambling nature of the existing home, however the height of these elements is driven by the property owner's needs and is in compliance with the City Code.

Standard 11 – Directional Expression of Front Elevation

This standard is not applicable to this petition.

Standard 12 – Preservation of Historic Material.

This standard is not applicable to this petition. The construction of the pillars, gates and fence will not impact historic material elsewhere on the site.

Standard 13 – Protection of Natural Resources.

This standard is met. Construction of the pillars, gate and fence will not require any tree removal. The petitioner proposes to plant a hedge of yews in front of the fence.

Standard 14 – Compatibility.

This standard is met. The proposed pillars, gates and fence are compatible in that other properties along Mayflower Road are delineated with fences, pillars and gates. The revised design of the gate and fence appears more in keeping with the character of the home than the previous proposal.

Standard 15 – Repair to deteriorated features.

This standard is not applicable to this petition.

Standard 16 – Surface cleaning.

This standard is not applicable to this petition.

Standard 17 – Integrity of historic property.

This standard is met. The pillars, gates and fence are not unusual along Mayflower Road and in the historic district overall however, they will result in a change to this portion of Mayflower Road. These elements can be removed at some point in the future without impact to the historic integrity of the residence.

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 various public locations. As of the date of this writing, one letter was submitted by a neighboring property owner and is included in the Commission's packet.

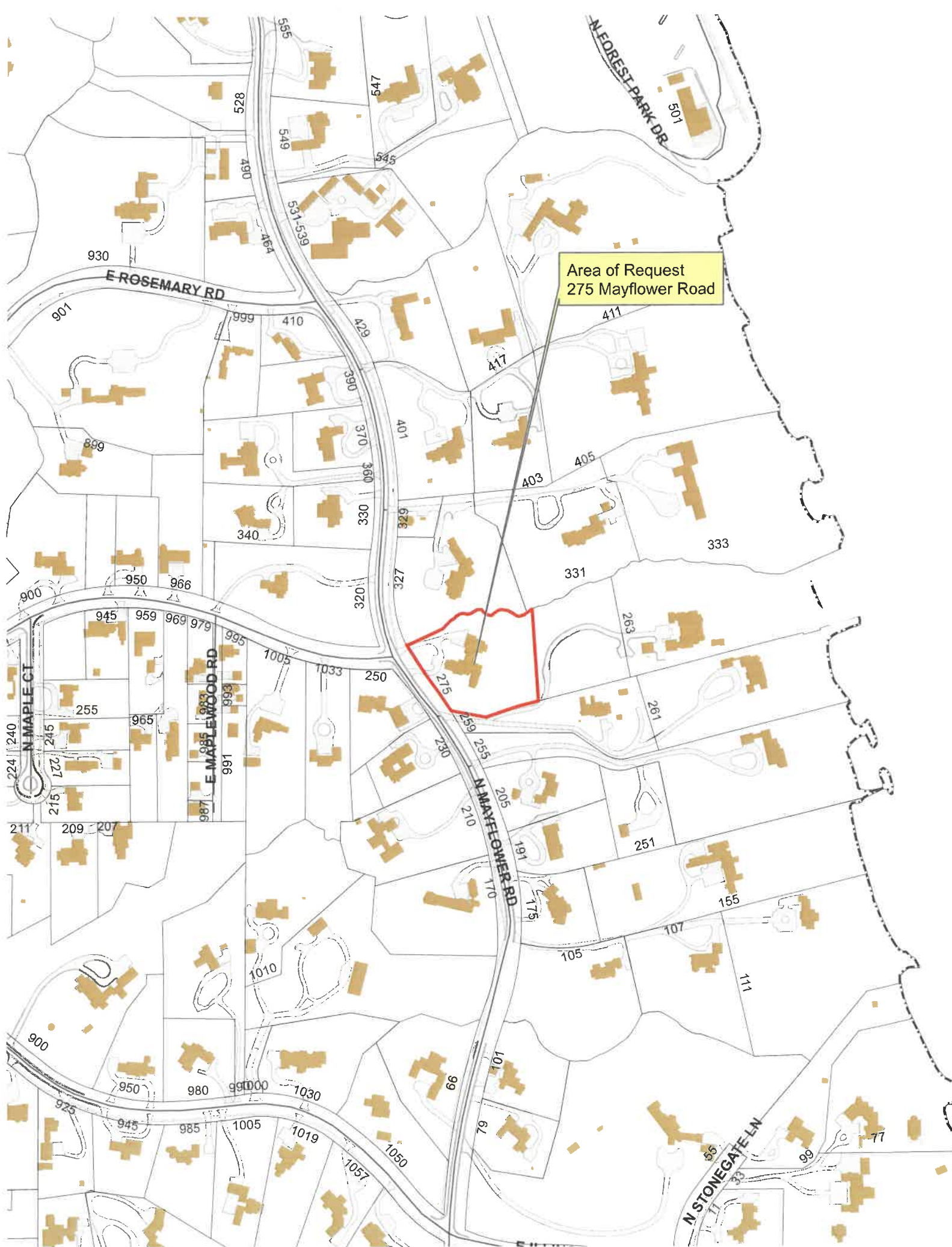
RECOMMENDATION

Recommend approval of a Certificate of Appropriateness for the construction of pillars, gates and a fence at the front of the property located at 275 Mayflower Road subject to the following conditions.

1. Plans submitted for permit must reflect the project as approved by the Commission. If any modifications are proposed in response to Commission direction or as a result of design development, plans clearly detailing the areas of change must be submitted at the time of

submission for permit, *along with* the plans originally presented to the Commission, and will be subject to review by staff, in consultation with the Chairman as appropriate, to verify that the plans are consistent with the intent of the Commission and the approvals granted.

2. Prior to the issuance of a building permit, a plan to protect trees and vegetation during construction must be submitted and will be subject to review and approval by the City's Certified Arborist.
3. Prior to the issuance of a building permit, a materials' staging and construction vehicle parking plan must be submitted to the City for review and will be subject to City approval in an effort to minimize and manage impacts on the neighborhood, neighboring properties and existing trees and landscaping during construction. No contractor parking is permitted along Mayflower Road.
4. A permit must be applied for to remove the curb and contour the edges of the remaining curb at the proposed service entrance and a driveway apron installed across the parkway if the service entrance is to be used as an entrance for any type of vehicle. Removal of the curb must be completed and will be subject to City inspection and approval prior to use of the service entry.
5. If the service gate is not intended to be used as an entrance for any type of vehicles, cars or trucks, a Letter of Acknowledgement shall be submitted to that effect and shall be maintained in the City files for future reference and to avoid confusion over the permitted use of the service gate in the future.





Area of Request
275 Mayflower Road



Area of Request
275 Mayflower Road



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

PROJECT ADDRESS 275 N Mayflower Rd. Lake Forest, IL

APPLICATION TYPE

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

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

Melissa and Chris Mandarich

Owner of Property

275 N Mayflower Rd.

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

Lake Forest, IL 60045

City, State and Zip Code

702-336-0066

Phone Number

Fax Number

Melissamandarich@gmail.com

Email Address

Owner's Signature

ARCHITECT/BUILDER INFORMATION

Marco Romani, RLA

Name and Title of Person Presenting Project

The Arrow Shop

Name of Firm

340 S Atkinson Rd.

Street Address

Grayslake, IL 60030

City, State and Zip Code

847-571-5539

Phone Number

Fax Number

mromani@thearrowshop.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

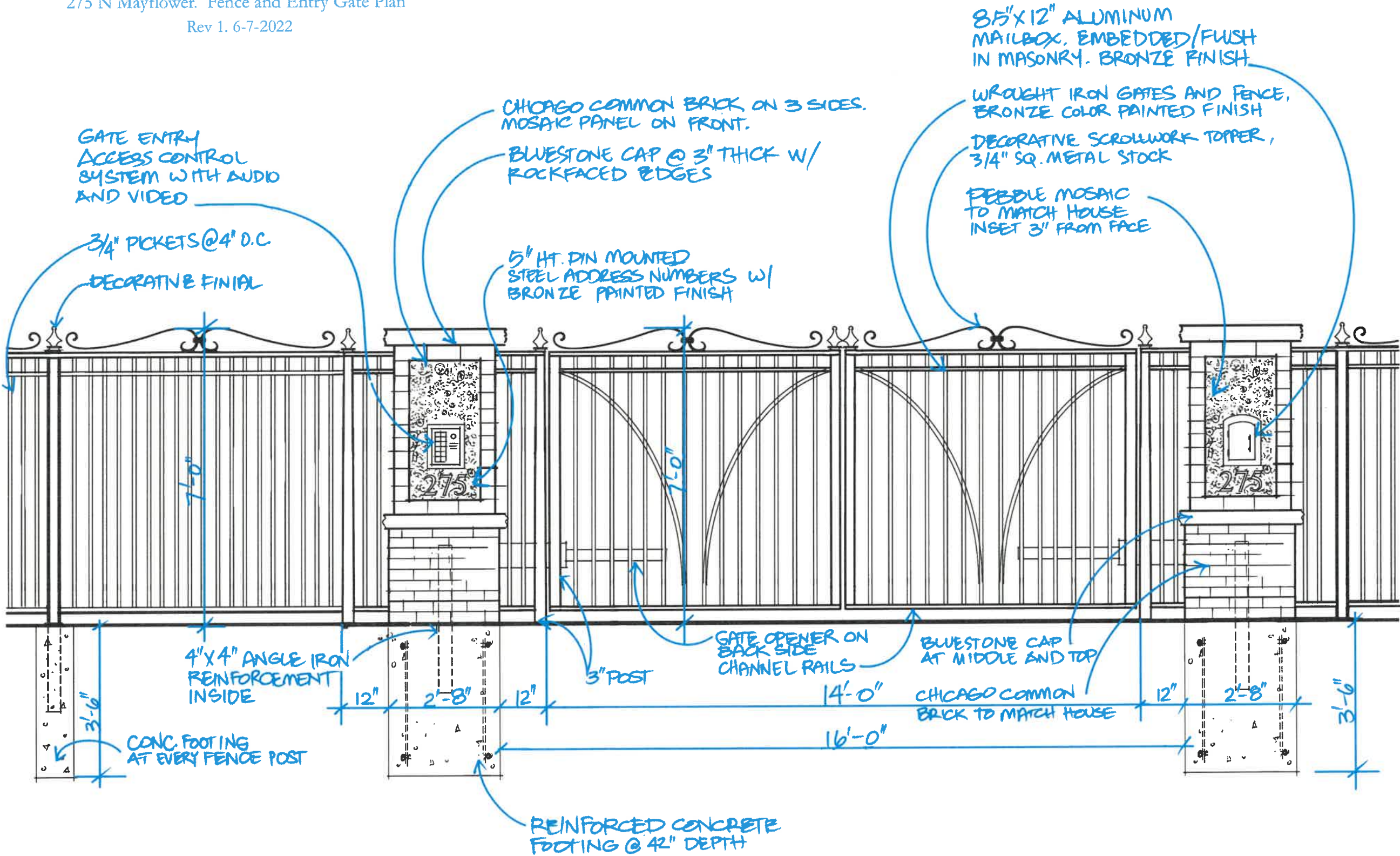
I will pick up a copy of the staff report at the Community Development Department

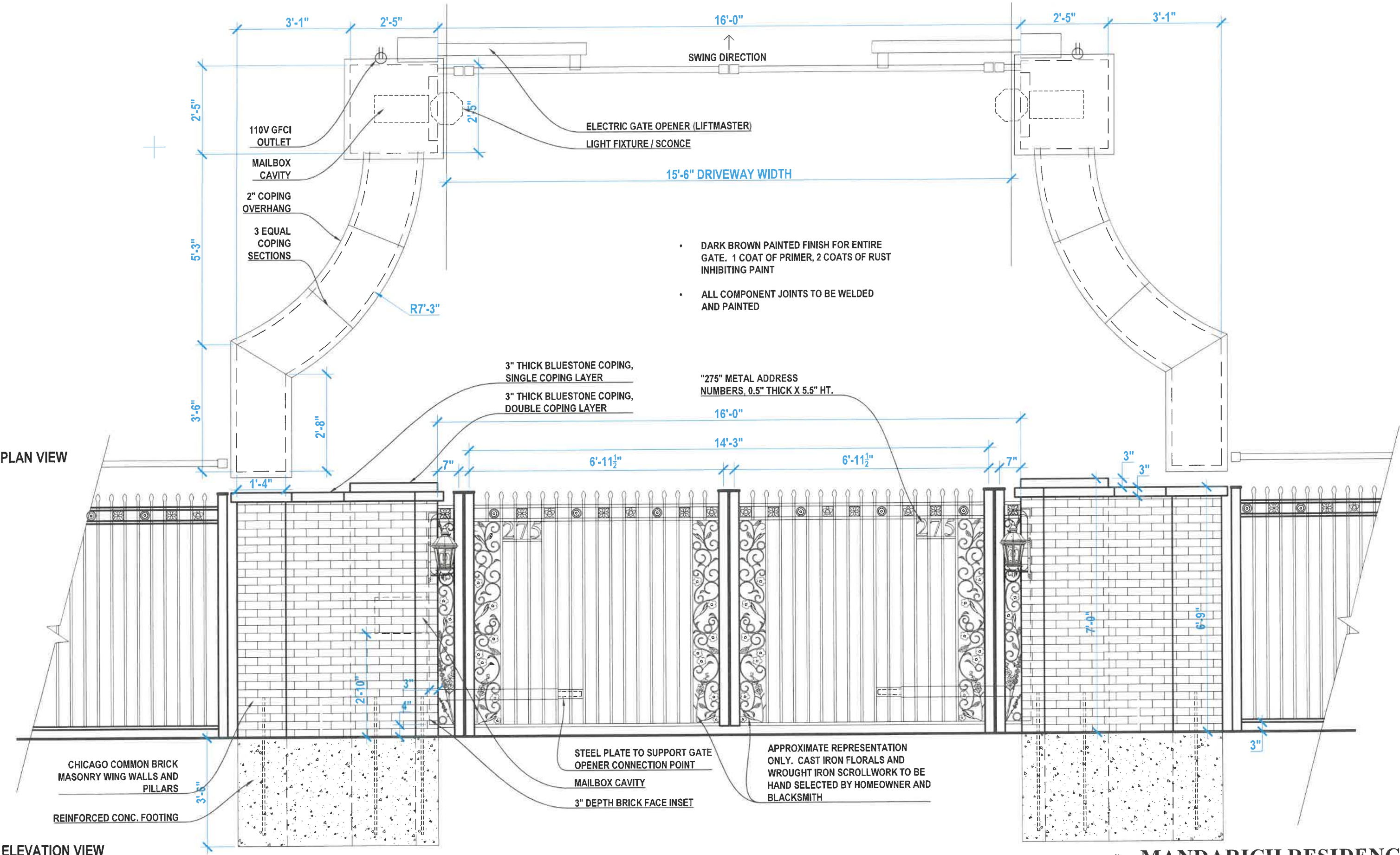
☐ OWNER ☐ REPRESENTATIVE

Mandarich Residence

275 N Mayflower. Fence and Entry Gate Plan

Rev 1. 6-7-2022





ELEVATION VIEW



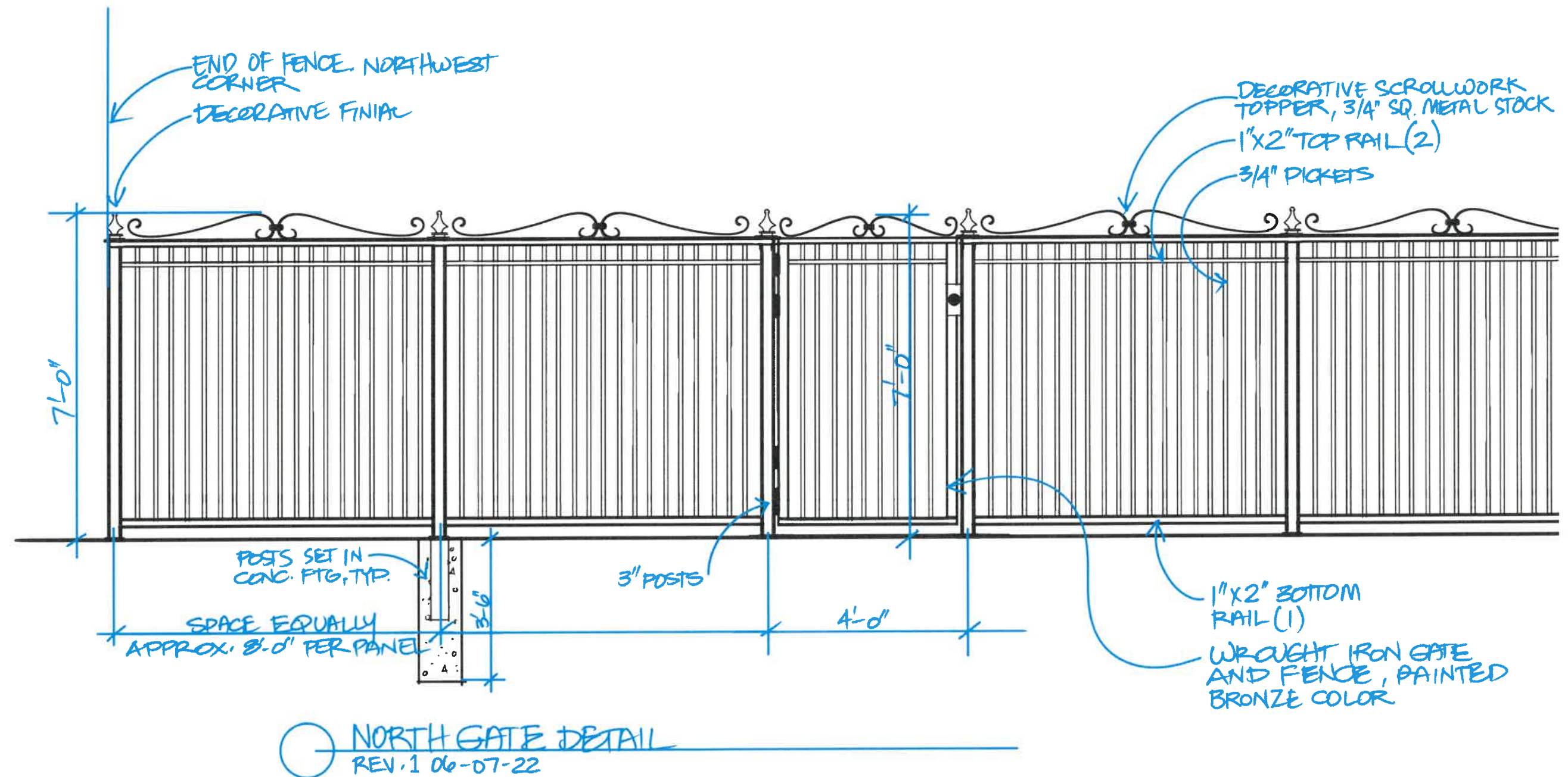
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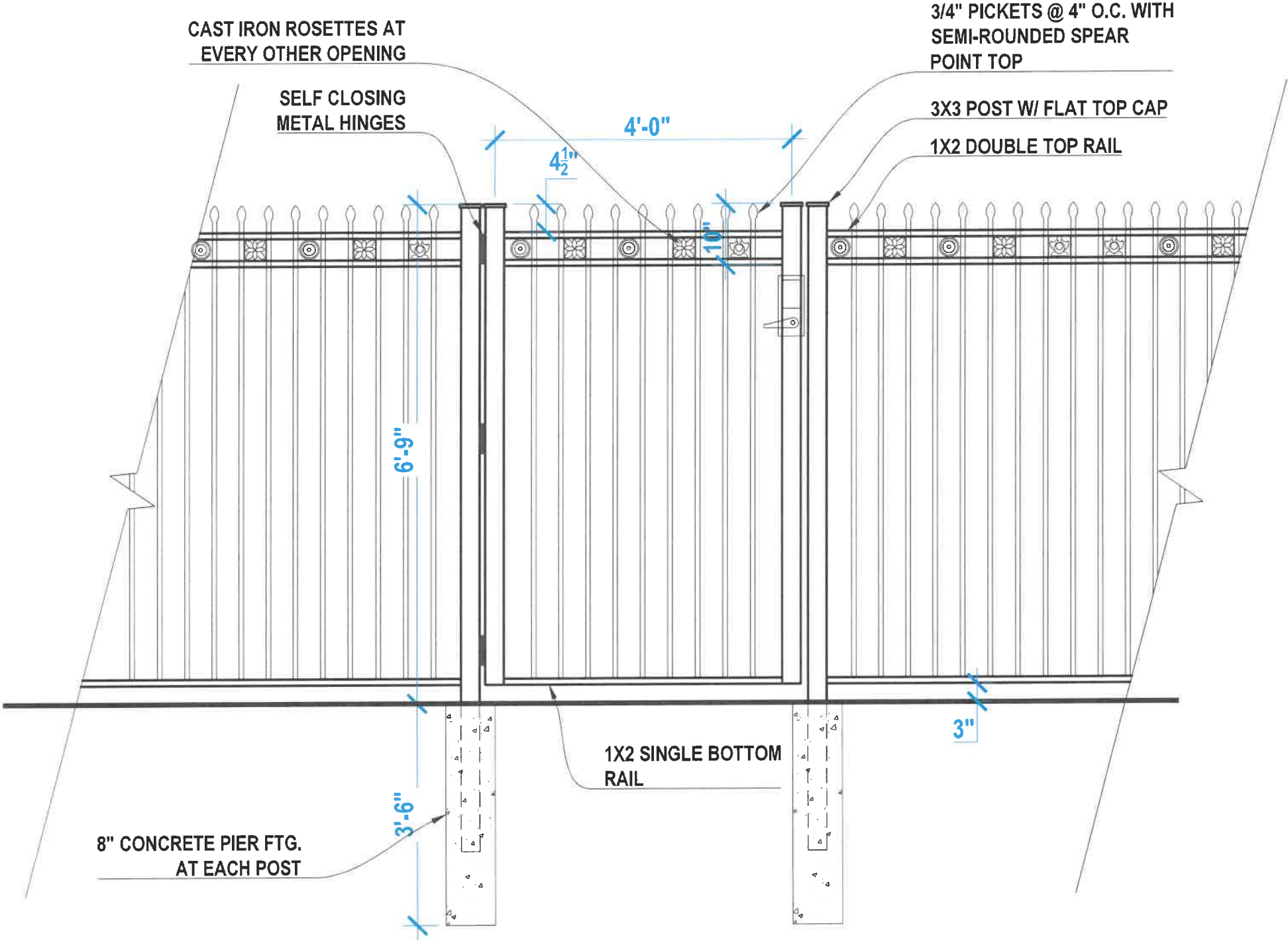


MANDARICH RESIDENCE
MAIN ENTRY GATE AND BRICK WALLS
275 N MAYFLOWER RD. LAKE FOREST, IL
ARROW • 340 S ATKINSON RD GRAYSLAKE, IL 60030

Mandarich Residence

275 N Mayflower. Fence and Entry Gate Plan





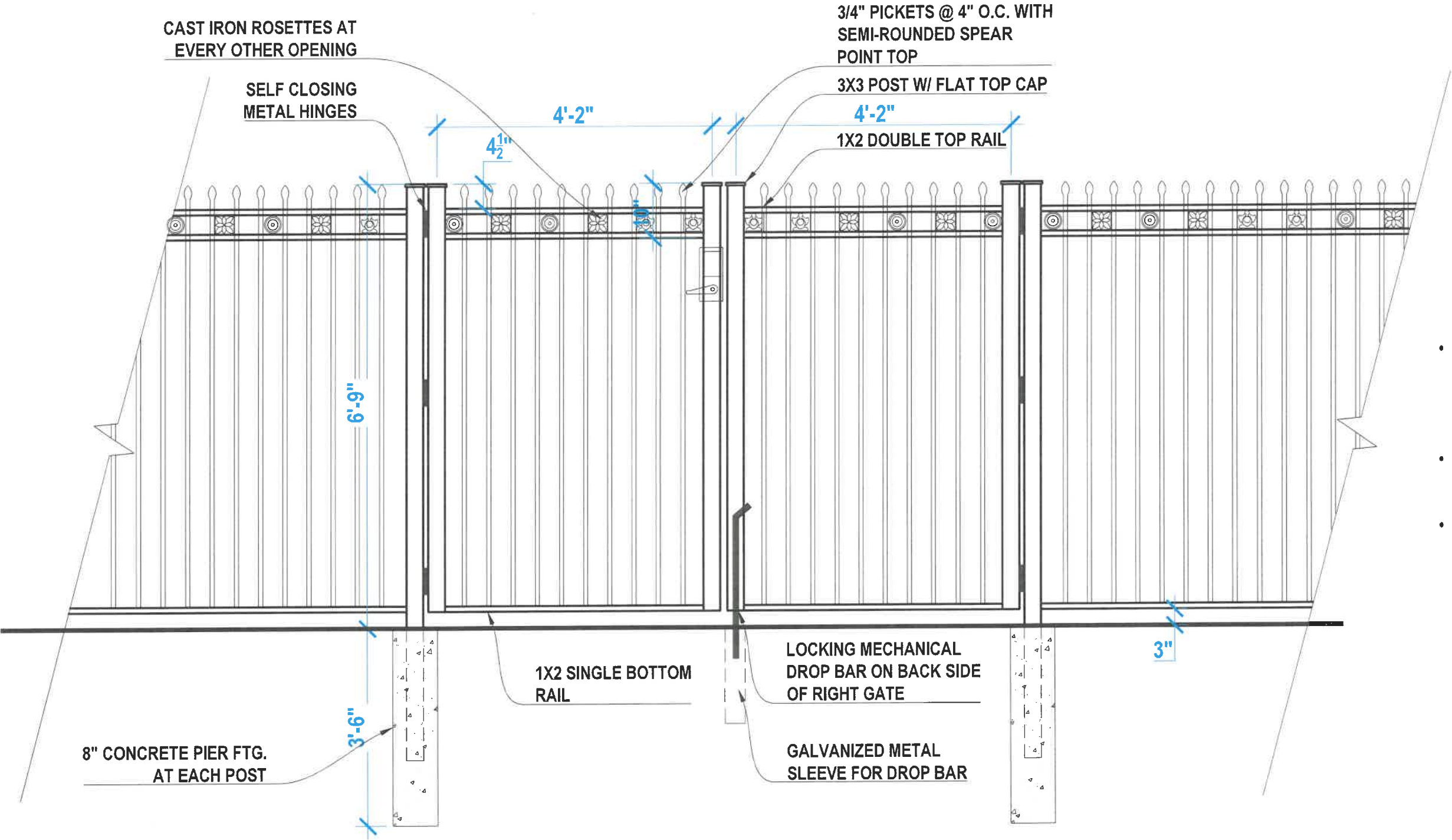
- DARK BROWN PAINTED FINISH. 1 COAT OF PRIMER, 2 COATS OF RUST INHIBITING PAINT
- ALL COMPONENT JOINTS TO BE WELDED AND PAINTED
- GATE DOOR KNOB TO INCLUDE MECHANICAL PUSH BUTTON LOCK SET

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N.T.S.
JULY 15, 2022



MANDARICH RESIDENCE
IRON SINGLE GATE DETAIL (NORTH)
275 N MAYFLOWER RD. LAKE FOREST, IL
ARROW • 340 S ATKINSON RD GRAYSLAKE, IL 60030



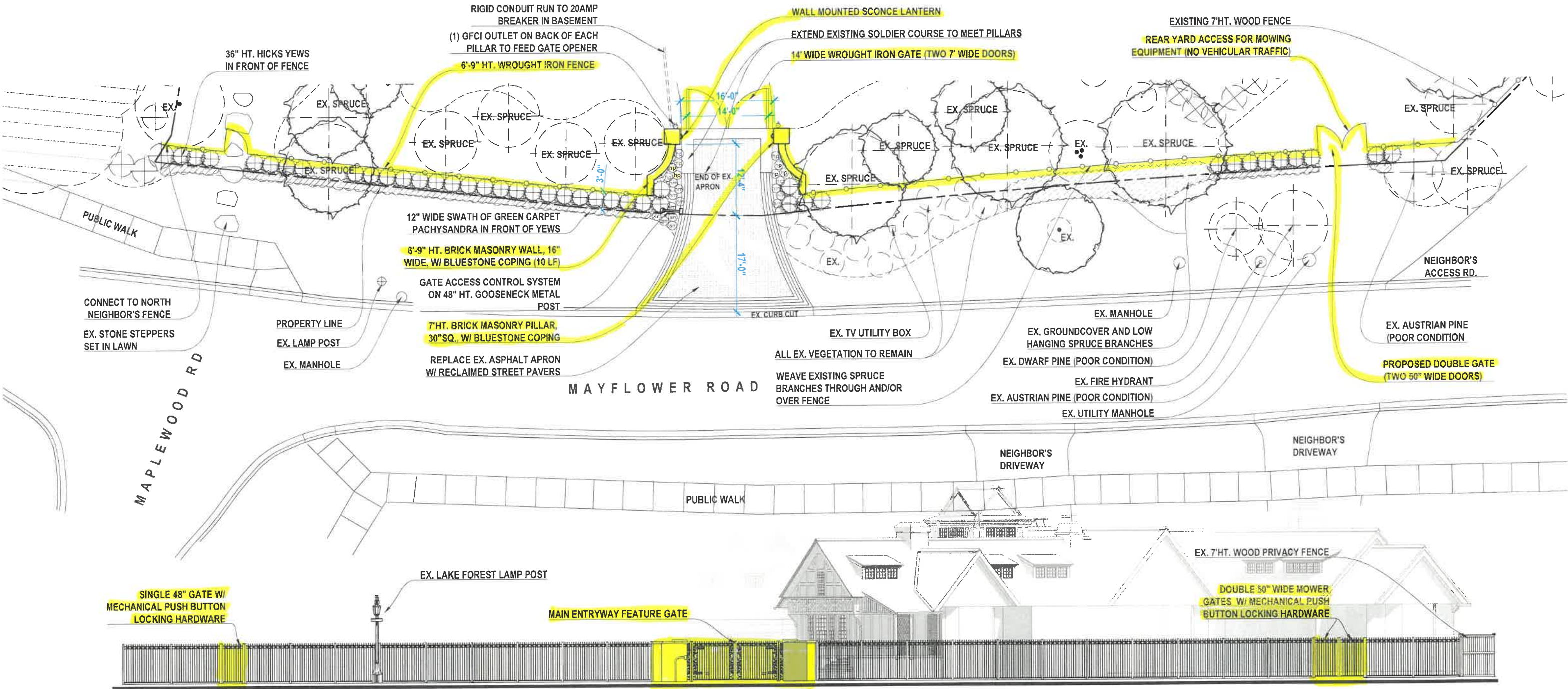
- DARK BROWN PAINTED FINISH. 1 COAT OF PRIMER, 2 COATS OF RUST INHIBITING PAINT
- ALL COMPONENT JOINTS TO BE WELDED AND PAINTED
- GATE DOOR KNOB TO INCLUDE MECHANICAL PUSH BUTTON LOCK SET

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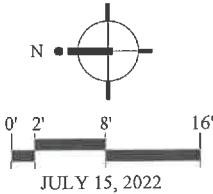
N.T.S
JULY 15, 2022



MANDARCH RESIDENCE
IRON DOUBLE GATE DETAIL (SOUTH)
275 N MAYFLOWER RD. LAKE FOREST, IL
ARROW • 340 S ATKINSON RD GRAYSLAKE, IL 60030



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MANDARICH RESIDENCE
FENCE PLAN AND ELEVATION
275 N MAYFLOWER RD. LAKE FOREST, IL
ARROW • 340 S ATKINSON RD GRAYSLAKE, IL 60030







EDGEWATER**16700Z****LARGE WALL MOUNT LANTERN**

Edgewater's classic design features durable cast aluminum and brass construction in a rich Oil Rubbed Bronze finish with clear seedy glass.

**DETAILS**

FINISH:	Oil Rubbed Bronze
MATERIAL:	Cast Aluminum
GLASS:	Clear Seedy

DIMENSIONS

WIDTH:	10"
HEIGHT:	21"
WEIGHT:	10lb
BACK PLATE:	5"W X 14"H
EXTENSION:	9.5"
TOP TO OUTLET:	15.25"

LIGHT SOURCE

LIGHT SOURCE:	Socket
WATTAGE:	3-40w Cand.
VOLTAGE:	120v

SHIPPING

CARTON LENGTH:	12
CARTON WIDTH:	24
CARTON HEIGHT:	12
CARTON WEIGHT:	12

PRODUCT DETAILS:

- Suitable for use in wet (outdoor direct rain or sprinkler) locations as defined by NEC and CEC. Meets United States UL Underwriters Laboratories & CSA Canadian Standards Association Product Safety Standards
- 2 year finish warranty
- Classic lines and heritage details complement traditional architecture
- Bold and robust dark bronze finish

HINKLEY

HINKLEY
33000 Pin Oak Parkway
Avon Lake, OH 44012

PHONE: (440) 653-5500
Toll Free: 1 (800) 446-5539

hinkley.com

Agenda Item 4
Ragdale – Campus Improvement Master Plan
1230, 1260 and 1272 N. Green Bay Road

Staff Report
Excerpt of June Meeting Minutes
Vicinity Map

Materials Submitted by Petitioner

Application
Statement of Intent

New Materials Submitted Since June Meeting

Overall Master Plan
Signage Concepts

Previously Submitted Materials

Garden Master Plan
Arbor Plan
Parking Lot Improvements
 Main Lot
 McCutcheon Studio
 Barn House
 Hart House
Pathways
Lighting Plan
Signage
Heritage Elm Tree Replacement – Proposed Sculpture Concept
Friends Bench Memorial
Tree Removal Plan



STAFF REPORT AND RECOMMENDATION

TO:	Chairman Grinnell and members of the Historic Preservation Commission
DATE:	July 27, 2022
FROM:	Catherine Czerniak, Director of Community Development Jennifer Baehr, Planner
SUBJECT:	Ragdale Campus Improvement/Enhancement Plan

PETITIONER

Ragdale Foundation
1260 N. Green Bay Road
Lake Forest, IL 60045

PROPERTY LOCATION

1230, 1260 and 1272
N. Green Bay Road

HISTORIC DISTRICTS

Green Bay Road Local &
National Historic Districts

PROJECT REPRESENTATIVES

Michael Cavanaugh, Executive Director of Ragdale
Phil Rosborough, Rosborough Partners Inc.
Craig Bergmann, Craig Bergmann Landscape Design
Roland Kulla, Ragdale Special Projects Manager

OWNER

City of Lake Forest
220 E. Deerpath
Lake Forest, IL 60045

COMMISSION ACTION ON THIS PETITION TO DATE

At the June meeting, the Commission heard a presentation on the Ragdale Campus Improvement/Enhancement Plan. At the conclusion of the presentation, the Commission indicated support for the following elements of the plan recognizing the detailed plans and permits will be required after the Commission takes final action.

- An Arbor along the east end of the Garden.
- Restoration of the Garden.
- Extension and resurfacing of internal pathways.
- Upgrading of exterior lighting on the Campus.
- Expansion of the parking lot in the southeast corner of the Ragdale Campus.
- Refinement of existing parking areas throughout the Campus.

The Commission requested further study of the signage proposed along Green Bay Road and details on the internal, directional signage and Campus map signage recognizing that some components of the signage may be developed at a later date.

UPDATED MATERIALS SUBMITTED SINCE LAST MEETING

An updated overall Campus Master Improvement Plan was submitted and is included in the Commission's packet. The Plan delineates the property boundaries and the access easements that

extend through the Ragdale Campus (the City owned property).

Some additional alternatives were considered specifically for the sign near the Barnhouse which Ragdale representatives identified as the most important sign because that driveway entrance provides access to the office and is where guests are directed. A mockup of the sign currently proposed in front of the Barnhouse is in place at the site and was arrived at after a conversation with the neighboring property owner who spoke at the last meeting.

Portions of this report are repeated from the previous staff report on this petition.

DESCRIPTION OF PROPERTY

Ragdale is a one of a kind, not for profit artists' community located on property owned by the City of Lake Forest. The Ragdale campus is located on the west side of Green Bay Road, in the Green Bay Road Historic District. The Ragdale campus is comprised of several parcels and various structures.

- The Ragdale House at 1230 N. Green Bay Road was the Shaw family summer home.
- The original Ragdale Barn is located to the north of the Shaw residence, at 1260 N. Green Bay Road.
- The Sybil Shearer Studio is located to the northwest of the Ragdale House.
- The Meadow Studio is located west of the Ragdale House, on property owned by Lake Forest Open Lands.
- The property at 1272 N. Green Bay Road was recently incorporated as part of the Ragdale Campus and is developed with a single family home, the Hart House, the McCutcheon Studio, the Wogden studio and a small outbuilding.
- The original Ragdale Ring is located in front of the Hart House.
- The original Shaw Family Garden is located west of the Barn House, with a portion of the Garden, the northwest corner, remaining in the ownership of the Hart/Lansing Family.
- The Cabin parcel, to the west of the Garden, is also in private ownership and is owned by the Hart/Lansing Family.
- The main parking lot is located at the southeast corner of the site, adjacent to Green Bay Road.
- A circular drop off/turn around is located on the east side of the Barn House. A limited number of accessible parking spaces are provided on the north side of the circular drive, for limited use. No daily or general use parking is permitted on the circular drive.
- A small parking lot is proposed near the McCutcheon Studio along with a few parking spaces on the north side of the Hart House that will be achieved through some refinement to the existing driveway configuration.

SUMMARY OF THE PETITION

Garden Restoration

The Ragdale Garden is located to the west of the Barn House and north of the Sybil Shearer Studio. As noted above, a small portion of the Garden remains in private ownership.

- ❖ **Staff Recommendation:** Given the shared ownership of the Garden, prior to Commission action to approve the Garden restoration plans, staff should be directed to convene a meeting with Ragdale representatives and members of the Hart/Lansing family to review the

Garden plan in detail. (Preserving sightlines into and across the property should be carefully considered.)

The intent is to restore the Garden by recreating key features such as an Arbor. The Arbor, as noted above, is a high priority project for Ragdale.

The Garden restoration plan calls out vegetable and cutting gardens on the north side, an open lawn at the center, trellis gardens on the west side and a sculpture garden on the south side. Arborvitae walls along the north and south sides of the garden are proposed. There is some question as to whether the arborvitae wall on the north side of the garden is appropriate, given that it will block the visual connection to the north portion of the Ragdale campus which contains the Hart House and Ragdale Ring.

- ❖ Staff Recommendation: Further consideration of the appropriate species and height of vegetation in these areas, in consultation with the neighboring property owner, should occur prior to planting

The proposed arbor design is based on historic photographs of the original garden arbor. The arbor is proposed along the east side of the garden and will be 148 feet long, connecting the parking lot north of the Ragdale House to the lane north of the garden. The center segments of the arbor will create a pavilion that can be used as an outdoor dining area.

- ❖ Staff Recommendation: Careful consideration should be given to the size, height and configuration of the arbor to assure that it fits quietly and appropriately into the Garden and does not take away from the wide ranging views and relationships of the various buildings.
- ❖ Staff Recommendation: Consideration should be given to expanding the center of the Arbor to accommodate an expanded gathering area.

Ragdale Ring

Much of the original Ragdale Ring is intact on the east side of the Hart House. Ragdale proposes to reset the stone wall and restore the lawn to serve as seating for patrons around the ring. The original allee of Hawthorn trees will be restored along the path between the Ragdale garden and the Ragdale Ring.

Parking Modifications

The Master Plan calls out modifications to the parking areas at the McCutcheon studio, the Hart House, and the Ragdale House.

The lane that extends west, to provide access to the Hart/Lansing Cabin parcel will be shifted slightly to provide greater separation from the McCutcheon Studio. The existing gravel parking lot north of the McCutcheon studio will be reconfigured to provide six parking spaces and a gravel overflow parking area is proposed on the west side of the lane.

- ❖ Staff Recommendation: Care should be taken to minimize impacts on healthy trees. As a condition of approval of tree removal permits, replacement plantings will be required for impacts on healthy trees.

The parking area north of the Hart House will be reconfigured to create five parking spaces, including one accessible parking space. The island and two trees within the parking area will be removed to improve traffic flow.

An improved parking area is proposed north of the Ragdale House, the existing garage is proposed for removal to accommodate a limited number of accessible parking spaces for artists in this area.

The Master Plan reflects modifications to the main, and largest, parking lot.

- ❖ Staff Recommendation: As required in previous approvals, as the main lot is expanded to the west, significant landscaping shall remain and shall be added to provide heavy screening of parked cars from Green Bay Road and from the neighboring residential properties to the south.

The formalization of two to three accessible parking spaces at the northeast corner of the Barn House is proposed.

- ❖ Staff Recommendation: No regular or daily parking is permitted in the circle drive due to the location of the driveway within the front yard setback along Green Bay Road.

Accessible Pathways

Enhancement of the pathways across the Ragdale Campus is proposed. The paths will re-establish connections to the Hart House, and many will be constructed with an accessible surface. A bluestone pathway is proposed through the center of the Garden extending north to the Ragdale Ring and the Hart House. A short bluestone path is proposed on the south side of the Wogden studio located just off the northwest corner of the Hart House.

A brick paver pathway will extend under the arbor.

Existing pathways and patios surrounding the Ragdale Barn will be re-leveled.

Exterior Lighting

The previously approved Arts and Craft style path lights will be extended along the newly configured and resurfaced paths.

Hanging light fixtures are proposed on the Garden gates, at the north and south ends of the center Garden path.

Low-voltage up lights are proposed to accent key features in the Garden and signs along Green Bay Road and throughout the campus.

Limited use lights are proposed on the east and west side of the Hart House for use only during performances.

- ❖ Staff recommendation: Downlighting strung in trees, also known as moonlighting, is not permitted by the Code.

- ❖ Staff recommendation: All lighting on the Ragdale Campus shall respect and comply with the “right to night” and “dark sky” concepts particularly given the adjacency to preserved open land and sensitive natural areas. No light shall be installed without permits from the City and all light sources shall be shielded from view. All lights, except for safety and security lights, shall be set on timers to turn off no later than 11 p.m.

Signage

Identification signs are proposed at the entrances to the Campus from Green Bay Road, at the 1230, 1260 and 1272 N. Green Bay Road driveways. As suggested by the Commission during the previous discussion about signage, the signs will display either the Ragdale name or Ragdale graphic, the address numbers and the names of the buildings at each address. Images of the proposed signs are included in the Commission’s packet, both images presented previously, and new information presented by Ragdale representatives since the last meeting.

The sign at the 1230 N. Green Bay Road entrance, the entrance that leads to the main parking lot, is proposed as a rectangular sign, 18 inches tall and 32 inches in length. The sign will be mounted to the existing post south of the entrance with a 40 inch black metal bracket. The wood sign will be white to match the stucco on the Ragdale House, with a black border. The Ragdale logo will be painted in Ragdale blue. The address numbers and building names will be painted in black.

The sign proposed at 1260 N. Green Bay Road, the circular drive east of the Barn House is the sign that was the subject of the Commission’s discussion at the last meeting. Commission review and direction is requested. A mockup of the sign currently proposed in this location is in place at the site.

The sign proposed at the 1272 N. Green Bay Road driveway, at the entrance to the Hart House, is similar in appearance to the sign at the main parking lot but is appropriately slightly smaller in size since this driveway is not intended for public use. The wood sign is 16 inches tall and 28 inches in length and will be mounted to an existing post north of the entrance with a 30 inch black metal bracket. The sign is proposed in a cream color to match the sign at the Barn House. The sign will display the Ragdale graphic in Ragdale blue. The address numbers and building name in black.

Currently, there are internal directional signs across the Ragdale campus. Additional directional signs are proposed following the design of the existing signs.

An informational map is proposed in the main parking lot identifying all of the buildings on the campus. Details of this element have not yet been submitted.

Tree Sculpture and Garden Memorial

The remaining trunk and limbs of the significant Heritage Elm tree that was located just west of the Barn House are being considered as an opportunity to create sculpture. This tree was severely trimmed several years ago prior to discussion with the City.

An image of the proposed sculpture is included in the Commission’s packet. Commission input on this element is requested.

- ❖ Staff Recommendation: Careful consideration of how the site of the former legacy Elm tree is reused will be important. Replacement plantings of significant trees on the site to some

day return a canopy to some extent to this area is recommended by the City's Certified Arborist.

A memorial is proposed in the sculpture garden in the form of the original weathervane from the Friends Studio (1990 to 2021) which was recently replaced by the Sybil Shearer Studio. As proposed, the memorial will feature an octagonal bench as the base and a central tapered column to support the weathervane. The total height of the memorial, including the weathervane is proposed at nine feet. The memorial will be wood and painted Ragdale blue. An image of the memorial is included in the Commission's packet.

Tree Removal

The petitioner proposes removal of trees across the campus due to their poor condition or conflicts with the overall Master Plan. The Commission's packet includes a tree removal plan. In addition to tree removal, the petitioner proposes to remove buckthorn on the site.

- ❖ Staff Recommendation: Detailed information on the specific trees proposed for removal, species, size and condition should be submitted to allow a determination of required replacement inches prior to the removal of any trees and the issuance of a tree removal permit.

Rehabilitation of Buildings

Limited rehabilitation of the Wogden Studio is planned. To date no permits have been issued for any work on this studio. The intent is to adaptively reuse the building as a non-denominational, sacred space for the Ragdale Campus. The rehabilitation work proposed includes repair to the exterior paint and stucco and the slate roof. Once resources are available, electric and gas service is proposed to be extended to the building.

Roof repairs and window replacement is proposed at the Barn House along with restoration of the south porch. Details of this work have not yet been provided and no permits have been issued for this work to date. Given the historic significance of the Barn House, details of this work proposed beyond in kind repairs will be presented to the Commission for review prior to the issuance of permits.

The McCutcheon studio will continue to be used as an artist studio. No exterior changes are proposed to the McCutcheon studio. Repainting of the structure is proposed. the current plan is to repaint the studio to match the Barn House.

RECOMMENDATION

Approve a Certificate of Appropriateness approving the Ragdale Campus Improvement Master Plan subject to the following conditions of approval.

1. Given the shared ownership of the Garden, prior to Commission action to approve the Garden restoration plans, staff should be directed to convene a meeting with Ragdale representatives and members of the Hart/Lansing family to review the Garden plan in detail. (Preserving sightlines into and across the property should be carefully considered.)

2. Further consideration of the appropriate species and height of vegetation in these areas, in consultation with the neighboring property owner, should occur prior to planting
3. Careful consideration should be given to the size, height and configuration of the arbor to assure that it fits quietly and appropriately into the Garden and does not take away from the wide ranging views and relationships of the various buildings.
4. Consideration should be given to expanding the center of the Arbor to accommodate an expanded gathering area.
5. Care should be taken to minimize impacts on healthy trees. As a condition of approval of tree removal permits, replacement plantings will be required for impacts on healthy trees.
6. As required in previous approvals, as the main lot is expanded to the west, significant landscaping shall remain and shall be added to provide heavy screening of parked cars from Green Bay Road and from the neighboring residential properties to the south.
7. No regular or daily parking is permitted in the circle drive due to the location of the driveway within the front yard setback along Green Bay Road.
8. Downlighting strung in trees, also known as moonlighting, is not permitted by the Code.
9. All lighting on the Ragdale Campus shall respect and comply with the “right to night” and “dark sky” concepts particularly given the adjacency to preserved open land and sensitive natural areas. No light shall be installed without permits from the City and all light sources shall be shielded from view. All lights, except for safety and security lights, shall be set on timers to turn off no later than 11 p.m.
10. Careful consideration of how the site of the former legacy Elm tree is reused will be important. Replacement plantings of significant trees on the site to someday return a canopy to some extent to this area is recommended by the City’s Certified Arborist.
11. Detailed information on the specific trees proposed for removal, species, size and condition should be submitted to allow a determination of required replacement inches prior to the removal of any trees and the issuance of a tree removal permit.

Excerpt

Historic Preservation Commission – Minutes of the June 22, 2022 Commission Comments and Direction

Commissioner Gibson asked for more information on the Arbor proposed in the southwest corner of the garden, the new pathways, the location of the Lake Forest Open Lands Easement, the directional signage, and the signage along the street.

Mr. Kulla explained that the Arbor is proposed along the entire east edge of the garden. He pointed out that at the center of the arbor, there is a 10 foot by 30 foot expanded area that will be available for outdoor dining. He stated that the arbor is eight feet wide on the north and south sections. He stated that plantings are planned to cover the Arbor at least in part. He noted that the area to the southwest of the Arbor will be open lawn for outdoor activities. He stated that the accessible pathways will be crushed granite.

Mr. Rosborough noted that the pathway that originally extended from the Arbor to the Ragdale Ring will be reestablished. He stated that the Open Lands easement runs east to west between the main Ragdale House and the newest studio. He stated that the directional signage will be internal to the site, low to the ground.

Mr. Kulla noted that since the Commission last reviewed the proposed signage, revisions were made to incorporate the Commission's suggestions. He noted that the Ragdale graphic is now part of the streetscape signage. He stated that low voltage LED lights are proposed to illuminate the signs.

Commissioner Petit signage on the site should be consistent and various styles and signs at different heights should be avoided.

Commissioner Hanson asked for more information about the accessible parking and pathways.

Mr. Rosborough stated that accessible parking will be provided near the Hart House and McCutcheon Studio, on the northern part of the campus. He stated that the internal paths previously were mulch and are now proposed as stabilized granite which is more navigable. He noted that originally, the paths were granite and later changed to bluestone during a Shaw renovation of the site.

Commissioner Daliere asked how much additional parking is proposed.

Mr. Rosborough explained that except for the lot at the southeast corner of the campus which will be increased by about 30 percent, no additional parking

areas are proposed. He added however that the existing parking areas will be better defined. He stated that there are five to seven parking spaces near the Hart house for artists in residence.

Mr. Cleavenger stated that Ragdale hosts a limited number of on site events and noted that parking for those events occur off site and shuttle service is provided. He stated that the on site parking is for staff and artists. He stated that the Ragdale Campus is not an event venue and is not available for private rentals.

Commissioner Daliere stated that the restoration of the garden will help soften views of the new dance studio.

Chairman Grinnell asked how the expanded campus will be used in comparison to the current use. She suggested that consideration be given to expanding the dining area at the center of the arbor to accommodate more guests. She asked about security on the property.

Mr. Cleavenger explained that Ragdale's mission is to house, care for, and nurture artists so that they can create. He stated that Ragdale has between 13 to 15 artists in residence at a time adding that number will not change. He stated instead, more space and improved accommodations will be offered. He noted that the budget is limited but said that consideration will be given to expanding the center of the Arbor. With respect to security, he stated that when he arrived, he introduced himself to the Police and Fire Chiefs. He stated that historically, the Ragdale Campus has been a safe and secure space but noted that consideration is constantly given to those concerns.

Commissioner Gibson asked about the material proposed for the garden arbor.

Mr. Kulla stated that the arbor will be constructed of brown, pressure treated lumber.

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

Michelle Burgess, 1271 N. Green Bay Road, stated support for the work proposed in the garden and asked if maintaining the garden is the City's responsibility, at the cost of the taxpayers. She stated concern about the proposed signage along Green Bay Road. She stated that Ragdale is in a residential area and the signage as proposed appears commercial in character. She noted that three signs along Green Bay Road seems excessive. She stated concern about continued parking in the circular driveway in front of the Barn House. She stated that all parking should be internal to the site. She asked if any future buildings are proposed. She asked about the parking planned near the Hart House.

Mr. Cleavenger stated that Ragdale is responsible for the costs of maintaining the garden. He stated that there are no plans or the resources to add buildings to the campus.

Chairman Grinnell noted that the Hart House is set back far from the street.

Mr. Rosborough stated that no additional parking is planned near the Hart house, but the existing pavement will be better organized to accommodate vehicles.

Art Miller, 1100 Pembridge Drive, stated that the property has evolved continuously since the first building was constructed on the site in 1898. He explained that Howard Van Doren Shaw tried gardens in two different locations on the property before he settled on the current location. He added that over the years, the garden has changed in shape and size adding that what is now proposed, is a continuation of Shaw's work on the site. He commented that the property was carefully stewarded by the Shaw family through three generations and now is stewarded very respectfully by the City of Lake Forest and the Ragdale Foundation.

Ms. Czerniak clarified that at this meeting, the Commission is asked to identify any concerns, questions and requests for more information. She stated that the petition will be brought back before the Commission at the next meeting for formal action. She summarized that the Commission appears to be generally comfortable with the Arbor, the garden restoration, the pathways, and low-level path lighting across the property. She asked the Commission for additional input on those elements and on the proposed signage.

Commissioner Gibson confirmed that she agrees with the summary presented by staff. She complimented the design of the signs but acknowledged the neighbor's concern about multiple signs along the street creating a commercial appearance. She explained that the design of the signs is quite nice, but she understands the concerns raised by the neighbors about the commercial look of the multiple signs on the street. She asked about the proposed height of the sign and asked whether the signs are intended to be reflective.

Mr. Rosborough stated that the mockup of the sign in front of the barn house accurately reflects the width and height dimensions proposed.

Mr. Cleavenger stated that it is important for Ragdale to have signage on Green Bay Road. He noted that they do not have the resources to use marble or limestone markers. He asked for guidance from the Commission on the placement of the signs. He stated that the signs are not reflective. He explained that the sign is painted with Ragdale blue and beige.

Mr. Kulla stated that the sign in front of the Barnhouse is six feet tall.

Commissioner Daliere asked whether additional signage is planned during an event.

Mr. Cleavenger reiterated that Ragdale is not an event venue. He stated that when there is a Ragdale event, guests are instructed to park in the City parking lots in the Central Business District and take a shuttle to the Ragdale property. He stated that reflective signage is not needed because most often, guests arrive during the day. He stated that they want to be sensitive to their neighbors.

From the audience, Ms. Burgess suggested that if the signs have a darker background, with light color lettering, the signs will blend in with the vegetation. She suggested that the signage use only the Ragdale graphic.

Mr. Kulla agreed to provide mockups of different signage concepts. He stated that a blade sign is also being considered rather than a billboard type sign.

Mr. Cleavenger noted that once the parking at the McCutcheon Studio is re-worked, staff will be directed to park at that location rather than in front of the Barn House.

Commissioner Hanson commended the petitioner for making the property more accessible. He stated that he has visited the site and found it difficult to find the entrance. He acknowledged that the Ragdale property is in a residential area but noted that it is approved to operate as a non-residential use and as such, it is important to have identification signage. He stated that the appearance and lighting of all signs should be respectful of the neighbors while helping people to find the property.

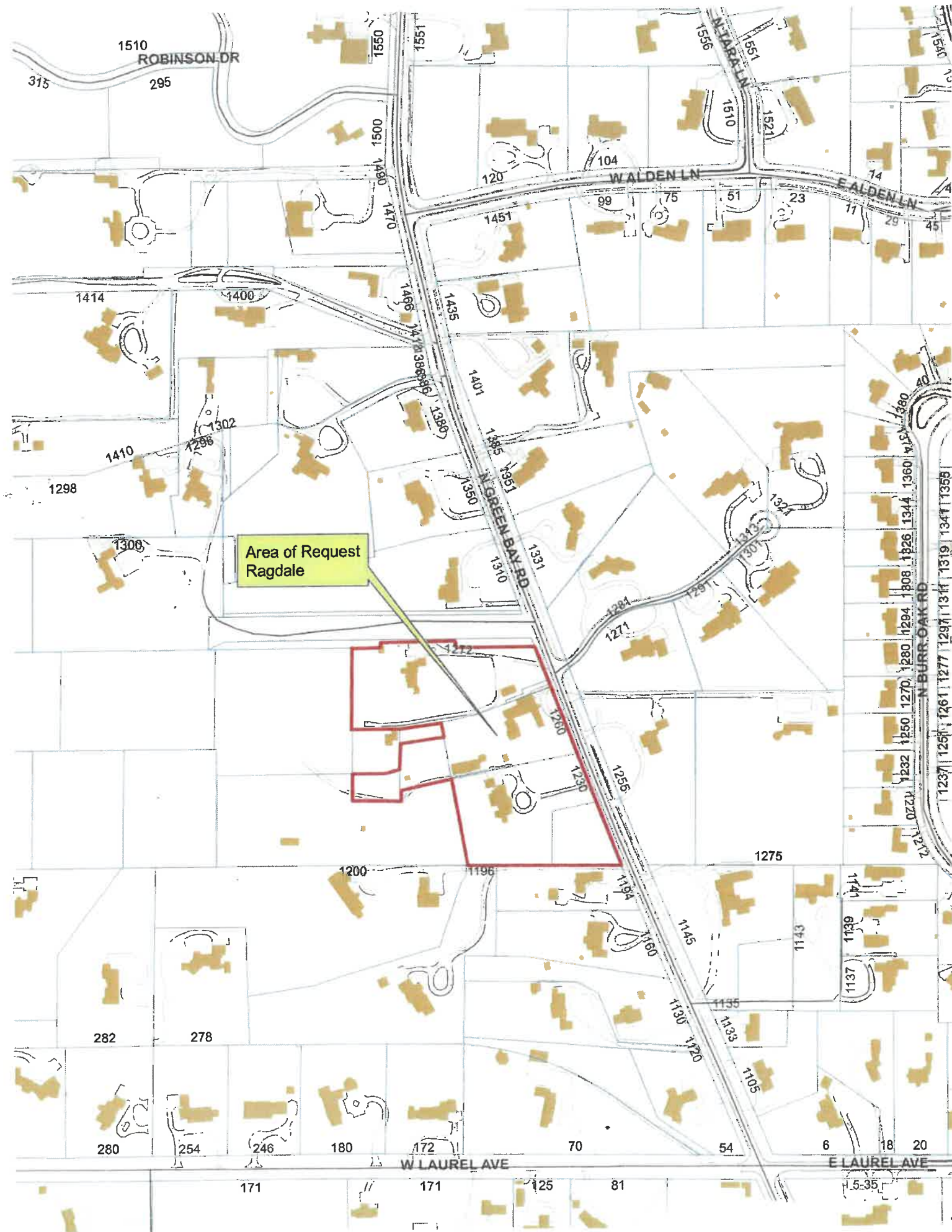
Chairman Grinnell stated that Ragdale has identified as the most important starting place for signage is the Barnhouse. She explained that although the Ragdale House is the most well-known building on the property, it is not a public building. She pointed out that there are a lot of buildings on the property and there should be a common terminology that is agreed upon that can be reflected in the signage.

Mr. Kulla explained that the signs at the Ragdale House and the Hart House driveway entrances will only have the Ragdale graphic. He stated that the sign proposed at the and the sign at the Barnhouse will have "Ragdale" spelled out because that entrance is intended for guests and for access to the office. He stated that a campus map sign could be added to the main parking lot to identify the various buildings.

Chairman Grinnell summarized the Commission's discussion noting that the Commission appears to support for the garden arbor, the garden restoration, the pathways, the expansion of the low-level path lighting and parking. She suggested that the Commission give an indication of support for those items to allow Ragdale to plan for moving forward on those items quickly after formal action by the Commission at the next meeting. She stated that the Commission has continued questions and concerns about the signage as proposed. Hearing no further comments or questions from the Commission, she invited a motion.

Commissioner Gibson made a motion to continue the petition with direction to the petitioner to continue to study of the signage design, location and lighting and to continue to refine the details of the overall Campus Improvement Master Plan. She added that the Commission has indicated support for the arbor, garden restoration, the pathway enhancements, the low-level path lighting, and parking area modifications.

The motion was seconded by Commissioner Petit and was approved by the Commission by a vote of 7 to 0.



Area of Request
Ragdale

1510
ROBINSON DR

WALDEN LN

E ALDEN LN

W LAUREL AVE

E LAUREL AVE

171

125

81

1535



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

PROJECT ADDRESS

PAG DALK FOUNDATION

1230 N. GREEN BA
1260
1272

APPLICATION TYPE

RESIDENTIAL / COMMERCIAL

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

CITY OF LAKE FOREST
Owner of Property
1230 1260 1272 BAY ROAD
Owner's Street Address (may be different from project address)
LAKE FOREST IL 60045
City, State and Zip Code

Phone Number

Fax Number

Email Address

Owner's Signature

ARCHITECT/BUILDER INFORMATION

MICHAEL CLEAVANGER EXECUTIVE DR

Name and Title of Person Presenting Project

PAG DALK FOUNDATION
Name of Firm

SAME
Street Address

City, State and Zip Code

Phone Number

Fax Number

MICHAEL @ PAGDALK.ORG
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

OUTLINE OF THE RAGDALE CAMPUS MASTER PLAN
FOR PRESENTATION TO THE
HISTORIC PRESERVATION COMMISSION

June 22, 2022

STATEMENT OF INTENT: For the first time in 85 years the historic Ragdale campus has been reunited. The addition of the Hart/McCutcheon property in late December restored to Ragdale significant aspects of its original design including most notably the Ragdale ring, Wogden – the writing studio Shaw built for his wife in 1915, and the McCutcheon studio, a repurposed cowshed from the 1897 barn complex. The Hart/McCutcheon home is a second generation building built by Shaw's daughter Evelyn in 1937

This Campus Master Plan focuses on the united campus. It addresses three elements: landscape restoration, campus improvements and buildings. Since no new buildings are planned, the main emphasis of these developments are Historic Preservation Standards 12, 13 and 15, all dealing with preserving and protecting existing resources and repairing and restoring deteriorated features. Most of the standards of the Secretary of Interior are also in play.

LANDSCAPE RESTORATION: The restoration of the original Ragdale garden is the major proposal. This significant Arts and Crafts garden served as the heart of the campus. Significant parts were lost with the result that what we see today amounts to just 50% of its original extent. This plan intends to return the garden to its full glory. Other garden aspects, such as the remaining elements of the Ragdale ring will also be restored over time.

CAMPUS IMPROVEMENTS: The Plan also focuses on the connectivity and utilization of the grounds. Key aspects include the distribution of parking, connecting all the buildings with accessible paths, lighting these paths, improved signage and new garden features.

BUILDING IMPROVEMENTS: Several buildings on campus are in need of rehabilitation. We will focus on Wogden in 2022. Improvements to the Barnhouse and the McCutcheon studio will be scheduled as funds permit.

I. LANDSCAPE PROJECTS

GARDEN RESTORATION

The Ragdale garden is a very important "arts and crafts" garden that is at the heart of the campus. (See **Appendix A** for William Morris's principles of an Arts and Crafts Garden.) Rosborough Partners and Craig Bergman have collaborated to develop a plan to restore the garden to its original extent and to replace key features such as the arbor.

REBUILD THE ARBOR. 2022 This historic structure has been lost for many years. It formed the eastern "wall" of the garden. A design has been developed from early photographs that we believe reflects the original structure. Stuart Cohen, a Shaw expert, provided guidance. The new arbor will include a central pavillion that can be a venue for outdoor gatherings, meals, etc. A donor has pledged funding and we have a contractor ready to build. See **Appendix B** for details

RESTORE THE ARBOR VITAE WALLS. Three sides of the original garden were formed by walls of arbor vitae. We plan to restore the north and south walls with new plantings. The western face will have arbor vitae accents at the paths, but will be comprised of hedges that do not block the view of the prairie. The type of arbor vitae used will be more deer resistant. It should also be maintained at a height of approximately 10 feet. Some of the original arbor vitae will be retained, and the rest replaced with new plantings.

REORGANIZE AND RESTORE THE INTERNAL GARDEN ORGANIZATION. The two northernmost quadrants will be used for raised bed vegetable gardens for use by the Ragdale chef. There will be a cutting garden and an education garden for local students. These quadrants will be bordered by hedges that incorporate fencing to protect the plantings from wild animals. The current garden shed in the southwest quadrant will be moved to the northwest and placed in the woodland across the cow path.

The southeast quadrant is occupied by the new Studio House. The southwest quadrant will be a sculpture garden. This may serve as the placement for the Friends Circle Memorial (see below)

The center west section will retain flower beds that will highlight perennials used in 19th century gardens as well as native prairie perennials. The center east section will be left open for current programming.

The nodes where paths intersect will be highlighted by arbor vitae and/ or fruit trees.

RESTORE THE HAWTHORN ALLEE TO THE RAGDALE RING. Shaw originally planted an allee of hawthorn on the path to the ring north of the cow lane. We would like to replant this feature.

REHABILITATE THE REMAINING ELEMENTS OF THE ORIGINAL RING. A good portion of the original Ragdale Ring still exists. The stone wall needs to be reset and the drainage improved. We would like to restore the lawn that provided seating for patrons as well as plantings around the stage area that reflect Shaw's original concept. This space may be restored as a performance venue.

II. CAMPUS IMPROVEMENTS

A. PARKING/DRIVEWAY

MCCUTCHEON STUDIO. 2022 Adjust the existing access road slightly to the west to provide separation from the studio building per agreement with the Lansings. Add 7 gravel parking spots to the east, perpendicular to the studio building. Add some additional gravel to accommodate overflow parking on the west side of the new road. See **Appendix C** for a detailed plan of this parking lot.

HART HOUSE 2022 Add 5-7 spaces in the existing turnaround. Removed the center island and two trees. One space will be dedicated to accessible parking. See **Appendix D** for a detailed plan of this parking lot.

STUDIO HOUSE 2022 Add two dedicated parking spaces for the two accessible studios in front of the garages underneath the caretakers apartment until a decision is made regarding demolishing the garage.

DRIVEWAY REPAIRS 2022 The most severely damaged portions of the driveway will be patched in the next month or two.

The following items will be completed as resources become available.

MAIN LOT Will be expanded to add a third parking aisle. The entry will be adjusted to lead more directly into the parking lot.

BARNHOUSE. Add one dedicated accessible parking spot near the kitchen door in the circle drive for the accessible Chandler Studio.

REPAVE RAGDALE HOUSE DRIVEWAY The recently widened front entry at 1230 and all the construction has damaged this driveway. Ultimately the whole drive will be repaved. The portion closest to the new studios may be reconfigured at that time.

B. ACCESSIBLE PATHWAYS 2022

This work has already begun. We have received funding to convert the wood chip paths to an accessible, crushed gravel surface and expand the network to unify the campus. Some of the bluestone will be reset and the brick paved path in the arbor will be restored. We have funds to complete the garden pathways and the connection to the Hart House in 2022. We will also be patching the main drive at 1230 to eliminate the hazard of the deteriorated roadbed. See **Appendix E** for a map of paths and materials.

Patios and pathways surrounding the Barnhouse will be reworked when that building renovation is begun (see below).

C. LIGHTING 2022

PATH LIGHTING. Many paths are already lit with arts and crafts style lanterns on wooden posts. Paths necessary to connect the buildings will receive similar path lighting. The Arbor will be lit with downlights and the garden gates and fountain will also receive accent lighting. See **Appendix F** for a map of lighting as well as samples of the lighting to be installed.

EXTERNAL EVENT LIGHTING. The area behind Ragdale House, the Barnhouse Circle, and the original ring and the terraces behind Hart House were identified in the master plan as temporary performance venues. Lighting for the areas in front and behind Hart House already exists as floodlights mounted in trees. Similar outdoor lighting will be explored for the Barnhouse and Ragdale House venues.

D. SIGNAGE 2022

GREEN BAY ROAD SIGNAGE: Ragdale has three driveways that serve different buildings. We propose a sign at each entry. Ragdale will be identified on each sign by either the logo (2 signs) or full name (1 sign) painted in Ragdale Blue and the respective numbers in black. See **Appendix G** for sign details.

INTERNAL CAMPUS SIGNAGE. Several signs exist. These are wooden, 6x12 to 18 inches with incised lettering. The signs are painted Ragdale blue with white lettering. We plan a name sign for each house and studio building, as well as the main parking lot. We will add a "short term parking only" sign in the Barnhouse circle. In the main parking lot we will add a larger sign that includes a map of the campus and guidance for access similar to the map sign used at Elawa Farm. Informational signs for the gardens are also in discussion.

F. GARDEN MEMORIALS 2022

TREE SCULPTURE. The great elm has died and its limbs removed. We left the trunk in place in the hope that it may find a second life as a sculpture. Board Member Margot McMahon is interested in carving it and has presented a proposal. We plan to have a decision on this scheme this summer. In addition, eleven logs are being processed by Horgan Urban Forest Products. We plan to use this lumber for special Ragdale products. See **APPENDIX H** for McMahon's proposal.

FRIENDS CIRCLE A feature of the sculpture garden will be a "Friends Circle" memorial, recycling the Max Kahn weathervane that stood on the former Friends Studio building that was replaced by the new studio. This memorial will honor the friendship of Sylvia Shaw and Dorothy Holabird, the original "friends". See **APPENDIX II** for details

G. TREE REMOVAL/REPLACEMENT. 2022

The garden restoration, parking changes and other developments require a judicious pruning of some of the existing trees. See **APPENDIX J** for the detailed tree removal plan.

The removals will be balanced by replacements, including over 100 new arbor vitae, new trees for screening parking, and a small orchard of a dozen fruit trees near the site of the original from Shaw's time.

III. BUILDING PROJECTS

No projects are anticipated for Ragdale House, Studio House of Dance and Music and Hart House beyond normal repairs and maintenance

A. WOGDEN 2022

We have received funding to rehabilitate this studio Shaw built for his wife in 1915. The plan is to use the space as a non-denominational sacred space serving the campus. The building requires basic repairs (paint, stucco repair, roofing, power wash). Repairs have been made to the slate roof. The much-decayed exterior cedar trellis above the front door has been replicated. Shaw-designed benches have been installed on opposite sides of the entry, similar to the original. The stucco has been repaired and the building has been painted with Keim Granital paint, a silica paint developed for use on historic buildings. The exterior doors have been repainted in Ragdale Blue. The funding will permit the installation of electric and gas service to provide lighting and heat.

To be scheduled as funds become available:

B. BARNHOUSE REHABILITATION.

The Barnhouse suffers from considerable deferred maintenance. Roof repairs and window replacement are being considered. We want to restore the original south porch profile. But plans are not finalized and we do not have funds in hand to do the work. We will present this project at the appropriate time.

C. MCCUTCHEON STUDIO

This building will be retained as a dual studio. No exterior changes are anticipated at this time apart from a possible paint job. We may want its color to match the Barnhouse building, since it was originally a part of that complex. Additional landscaping will be added to the site as noted above in the parking section.

There are two structures that may be added to this master plan and one that may be deleted.

REBUILD THE WELLHOUSE. We may build a replica of the original wellhouse that stood near the south end of the Arbor.

LIMESTONE BENCH Another possible addition is the installation of a limestone bench shaped like a “C” that is classically styled. The bench originally stood at the south entrance plaza to Greektown and was salvaged and donated by Walker Johnson. We are considering placing it facing the prairie at the top of the Belvedere steps west of Hart House. We have the stones, but have not made a final decision. Nor do we have funding.

DEMOLISH RAGDALE HOUSE GARAGE. The two-car garage adjacent to the caretakers apartment on the north end of Ragdale House is a late addition of no historical or architectural merit. We may request demolition in order to create dedicated parking spaces for the new studios.

CONCLUSION

We have a lot to do in 2022. We plan to restore the bones of the garden including paths and the arbor to be ready for planting next year. Road and parking adjustments will be made to the McCutcheon Studio and improved parking developed for Hart House. Accessible paths will connect all the campus buildings. We’ve got a driveway to patch and new signage to install. Wogden will be rehabilitated.

Remaining projects will be done on a pay -as-you go basis.

We hope you find this vision for the Ragdale campus as exciting as we do. We look forward to your feedback.

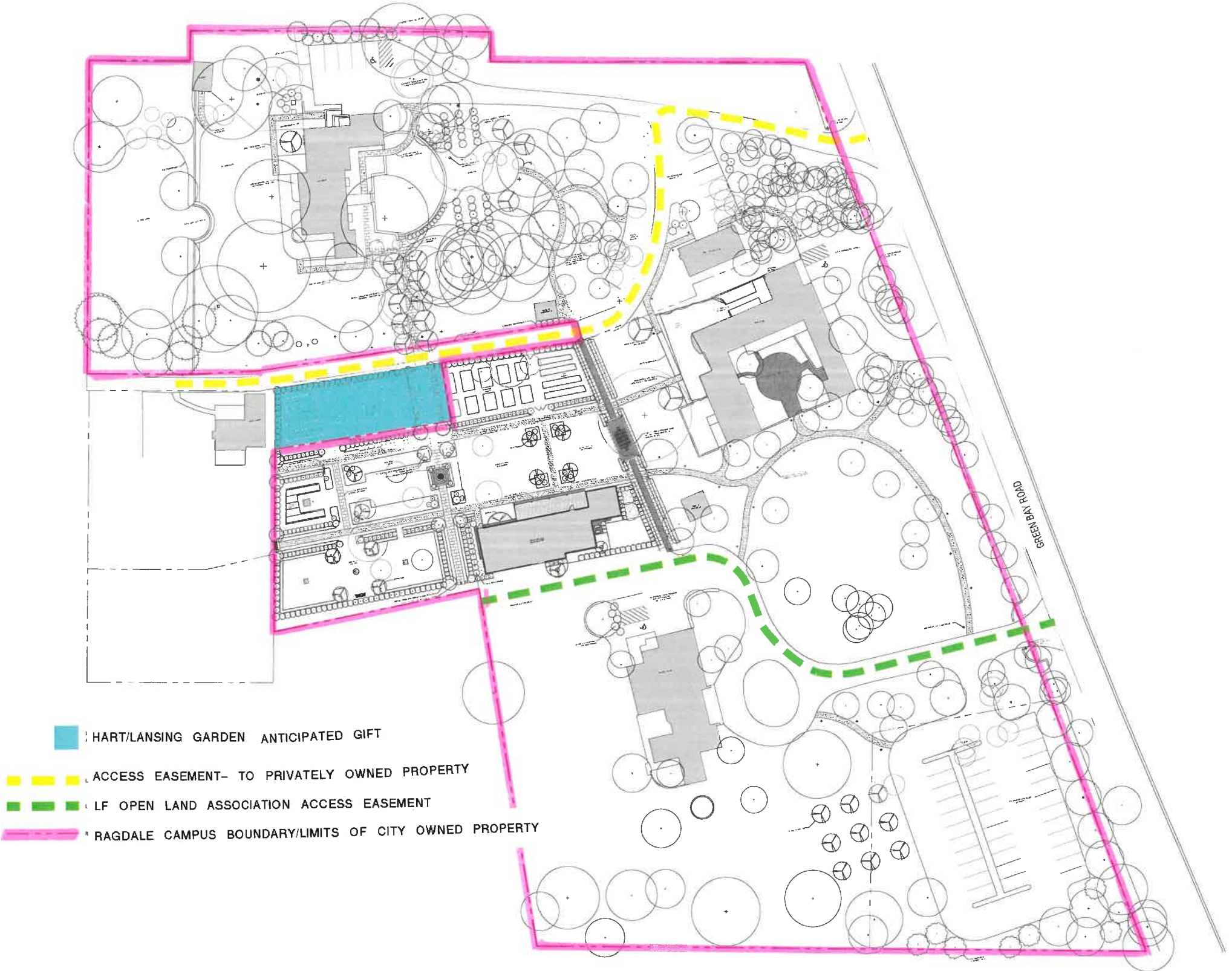
Thank you.





June 8, 2022

LIST OF APPENDECES

- A. Arts and Crafts Garden
- B. Arbor: Description, historic photo, plan
- C. McCutcheon driveway and parking: Map showing road adjustment and proposed parking
- D. Hart House parking: Map showing proposed parking
- E. Accessible Paths: Map showing paths and materials
- F. Lighting: Map showing lighting and sample lights
- G. Signage: Description, photo of mockup, photos of 1230, 1260 and 1272 entrances, brackets
- H. Tree sculpture: McMahan proposal
- I. Friends Circle Bench and Weathervane: Description, conceptual drawing, detail drawing
- J. Tree Removal: map detailing trees to be removed.

NEW MATERIALS SUBMITTED SINCE JUNE MEETING



-  HART/LANSING GARDEN ANTICIPATED GIFT
-  ACCESS EASEMENT- TO PRIVATELY OWNED PROPERTY
-  LF OPEN LAND ASSOCIATION ACCESS EASEMENT
-  RAGDALE CAMPUS BOUNDARY/LIMITS OF CITY OWNED PROPERTY

Czerniak, Cathy

From: Roland Kulla <Roland@ragdale.org>
Sent: Tuesday, July 19, 2022 9:42 AM
To: Czerniak, Cathy
Cc: Michael Cleavenger; Beth Boyd; Brian Bryzinski
Subject: Green Bay Road Signage, Round 3
Attachments: thumbnail_IMG_0490.jpg; thumbnail_IMG_0492.jpg; thumbnail_IMG_0487.jpg

CAUTION: This email originated from outside the organization. Verify the legitimacy of the email with the sender before clicking links or opening attachments from unexpected sources.

Cathy,

I've reworked the Green Bay Road signage and am sending images of the three plus a mock of the larger sign moved to the south side of the drive and the new sign on a post.

I walked the drive across the street at 1271 and I can see the neighbors complaint. You get a bill board in the face, even when moved to the south side of the drive and mounted on the fence.

So I'm back to a blade sign, which will be visible from the road but less "in your face" for the neighbors.

Several changes. There is currently a Sothbeys sign directly across from 1230. It's 5.5 feet tall with a 36 inch arm. The sign itself is 24 inches wide and 36 long.

I used these dimensions for the post and arm. I would make them of cedar and let them turn a natural grey. I'd use copper caps for the end. All the signs would be 3/4 inch board. I've reduced the size of all three by shrinking the logo slightly and useing upper and lower case for the secondary names. Here are the new dimensions compared to the old:

	old	new
1230	32 wide x18 high	24 wide x18 high
1260	46 wide x 19 high	24 wide x 19 high
1272	28 wide x 14 high	24 wide x 14 high

The revised signs would all be the same width (24 inches), and smaller than those previously proposed. The Ragdale logo painted in Ragdale Blue will provide consistent branding. The numbers are 300 pt in black. The 1260 sign will have RAGDALE in all caps and 300 pt, but secondary buildings on all three signs will be upper and lower case and 200 pt. The font is Old Baskerville. They will be professionally painted in black with a 1" black border on a cream background that matches the Barnhouse trim.

Another option for 1260: instead of a 4x4 cross beam, use a metal bracket similar to those already proposed for 1230 and 1272.

I'm attaching a picture of the Sotheby's sign, the three revised signs and a mock up of 1260 that shows both the existing billboard sign and the new sign post.

1230

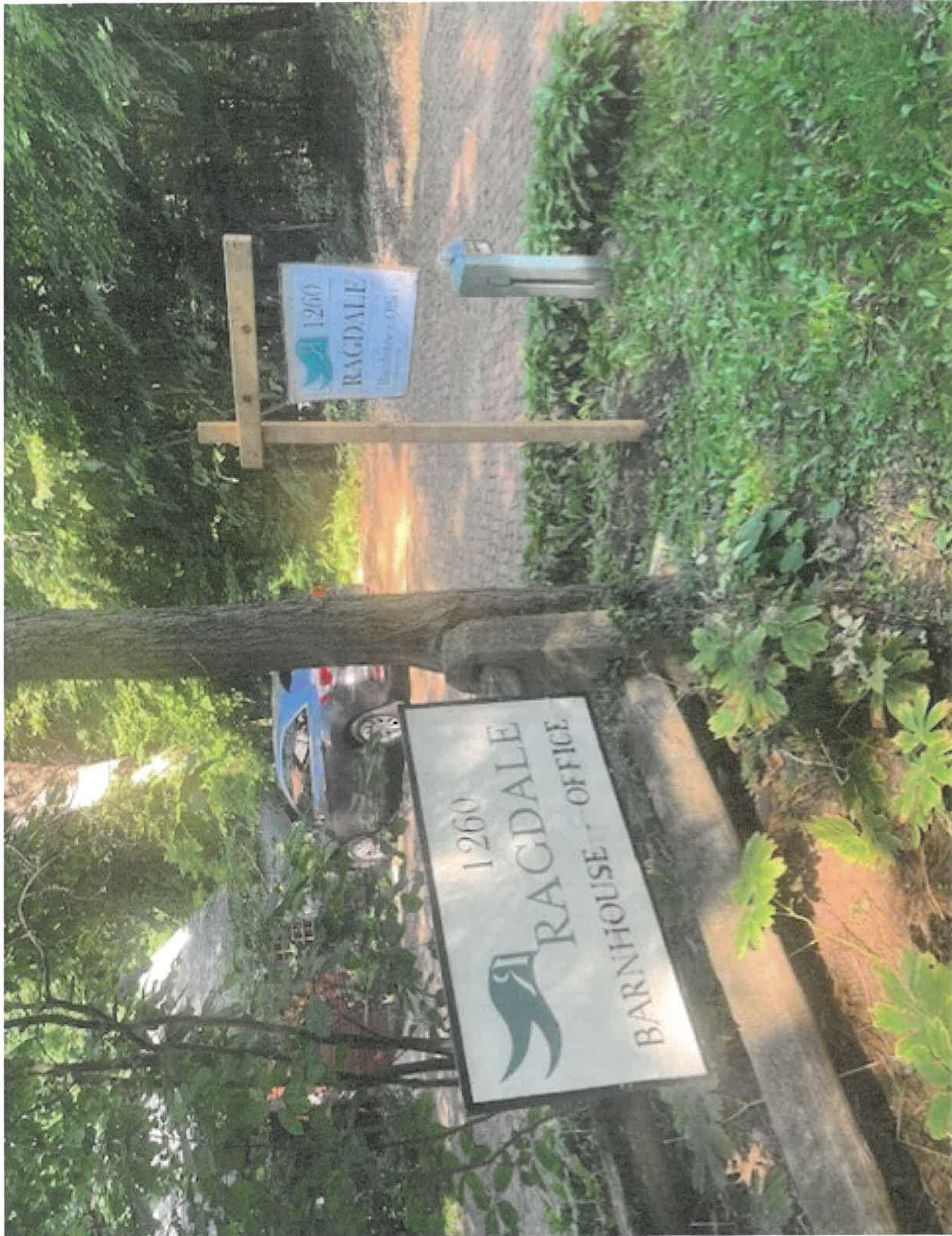
Ragdale House
Shearer Studio

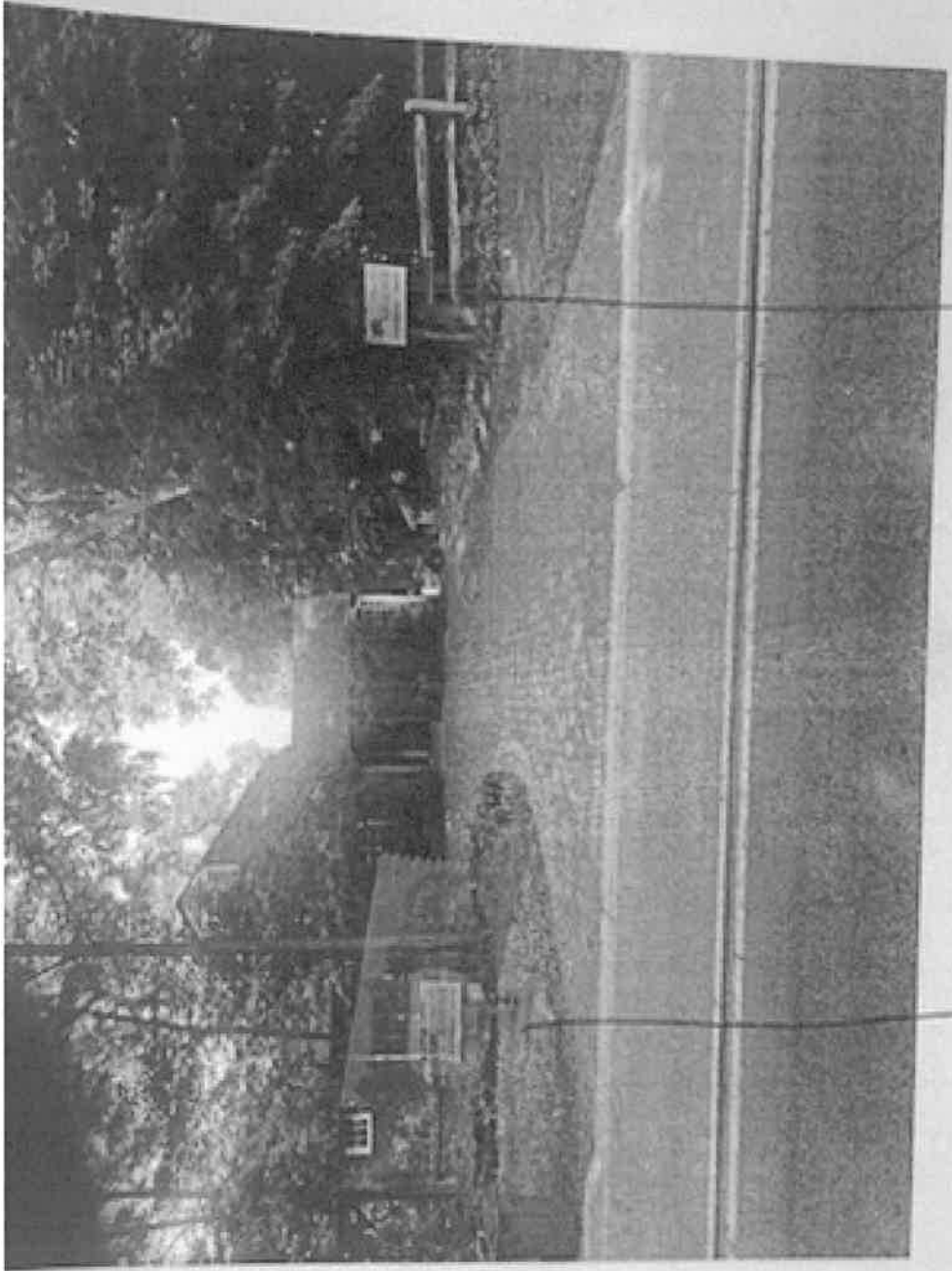
1260

RAGDALE
Barnhouse - Office

1272

Hart House





POST-THINOR

38" TAN

IN SOME BOX
1/2 FENCE RAILS
+ FASTENED TO
THEM



CURRENT
60" TAN
TWO POSTS
BEHIND
FENCE



Jameson

Sotheby's

INTERNATIONAL REALTY

Lital Avnet

312.273.0519

PREVIOUSLY SUBMITTED MATERIALS

[illegible]

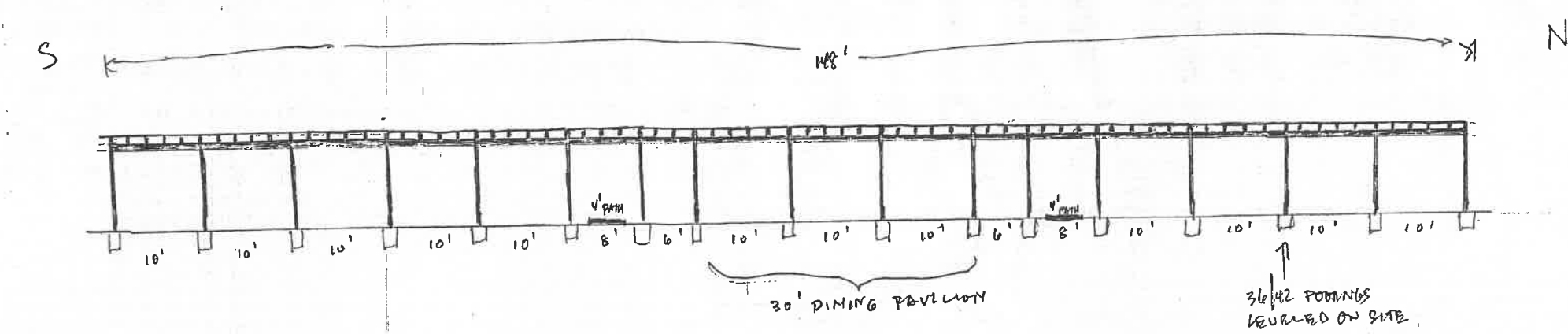
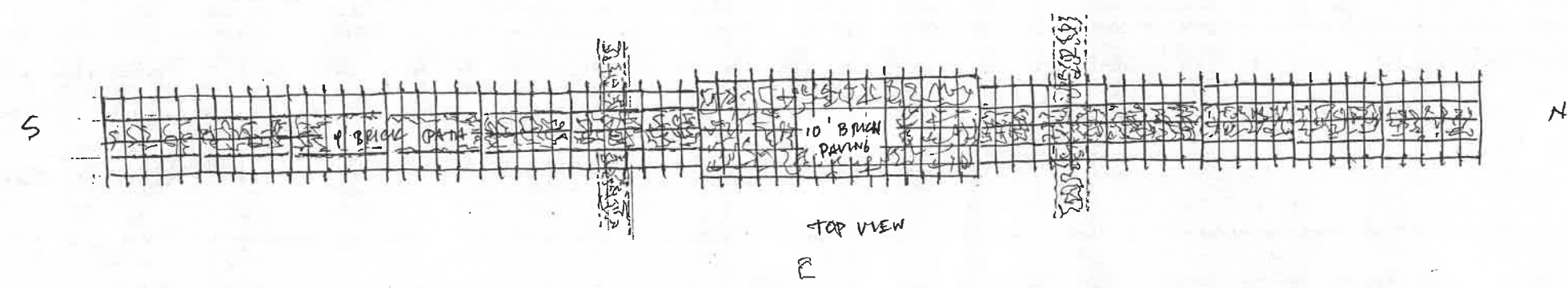
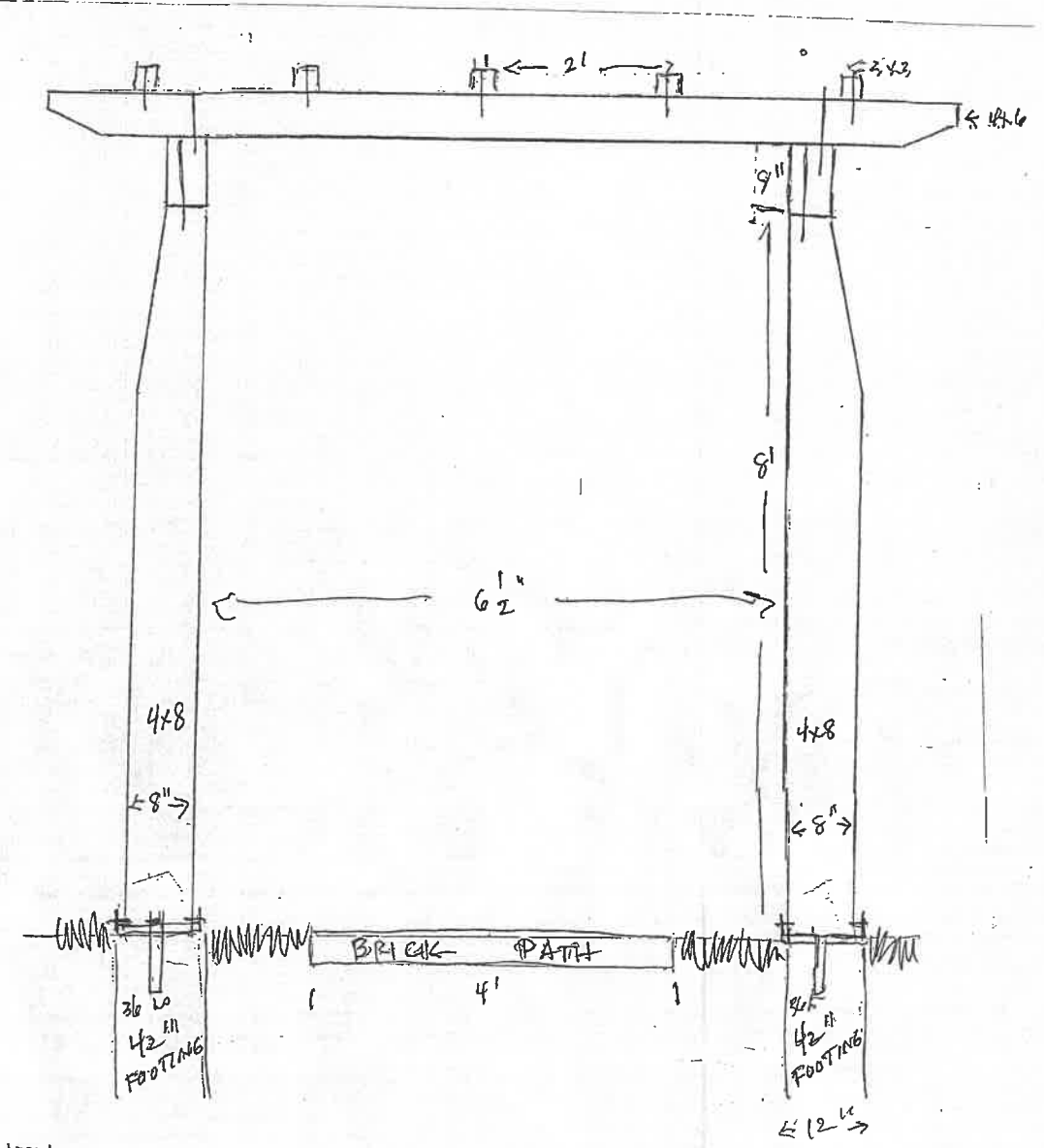
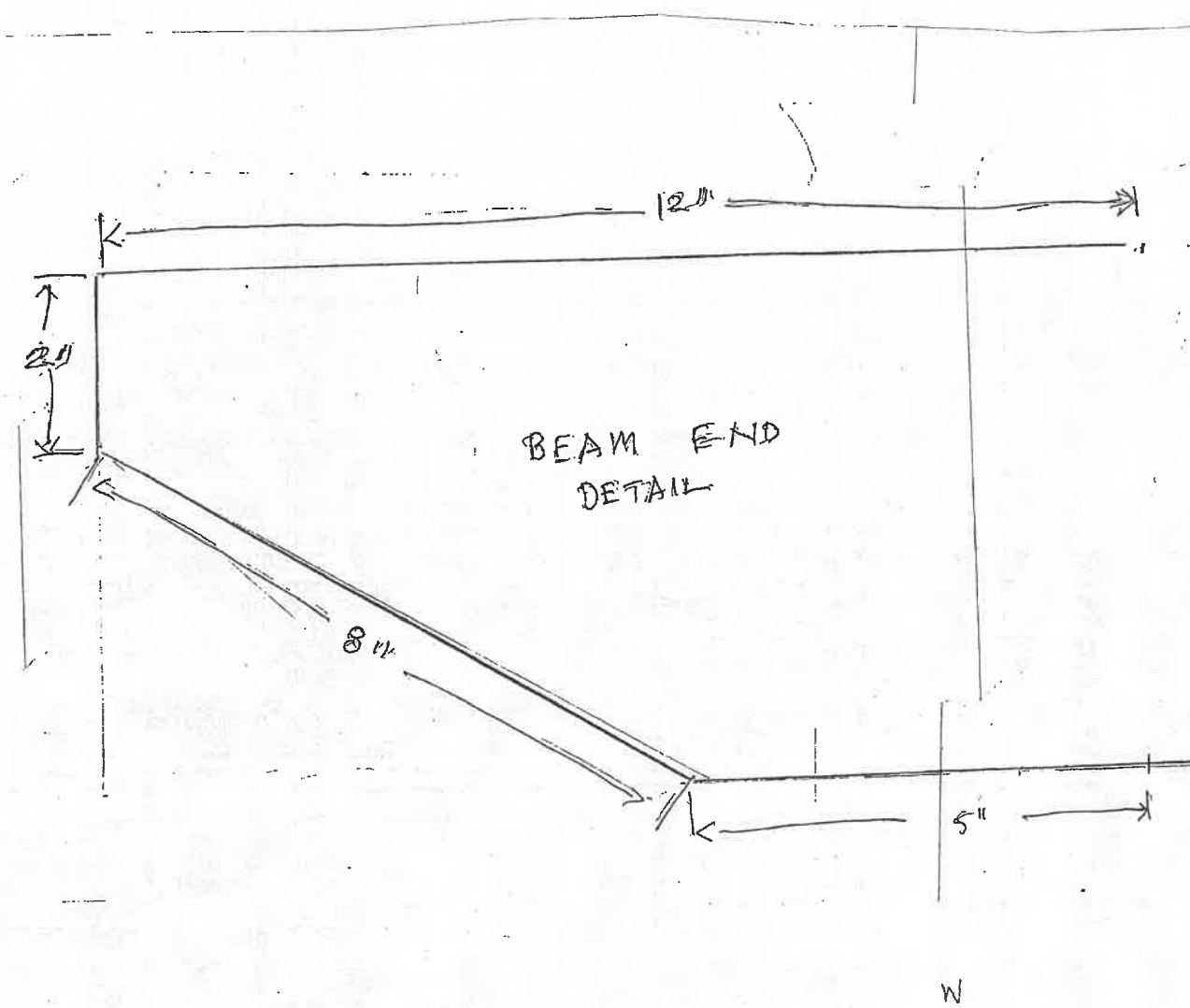
APPENDIX B: REBUILDING THE RAGDALE ARBOR

Shaw's original garden plan included a grape arbor to form the east end of the enclosure for his "green room". We have a photo from possibly 1910. The outline of the arbor continues to show up in garden plans after Shaw's death in 1926. We suspect it may have survived until the Barnhouse was sold to non-family tenants around 1950. The entire east half of the garden ceased to be maintained except for the stone walks and about half of the brick path that ran under the arbor.

Using this material and a consultation with Shaw expert Stuart Cohen we've developed a plan that we believe reflects Shaw's design. The proposed reconstruction will be 148' long, connecting the parking lot by Ragdale House with the cow lane to the north. It will have 16 segments of varying length. The three central segments will be 10 feet by 10 feet, creating a 10x30 foot "pavilion" that can serve as an outdoor dining venue. The north and south ends of the arbor will be 8' wide. It will be built on 32 12" wide footings of between 42 to 36 inches deep. A metal anchor plate will be set in each to receive the 4x8 posts that will support the structure. A lattice of 4x6 and 2x2 beams will provide the superstructure. Each wood element will be connected by at least two long screws. Joints will be arranged in such a way as to minimize exposure to the elements. The material will be pressure treated brown wood. We may also treat it with a water-based stain such as Sta Bright is under consideration. We have selected a contractor to do the work and expect a donation to cover the cost once the Commission's approval is secured.

The original 4' wide brick path that remained in place has been reset and covers approximately half the distance. Additional brick will be used to complete the path.

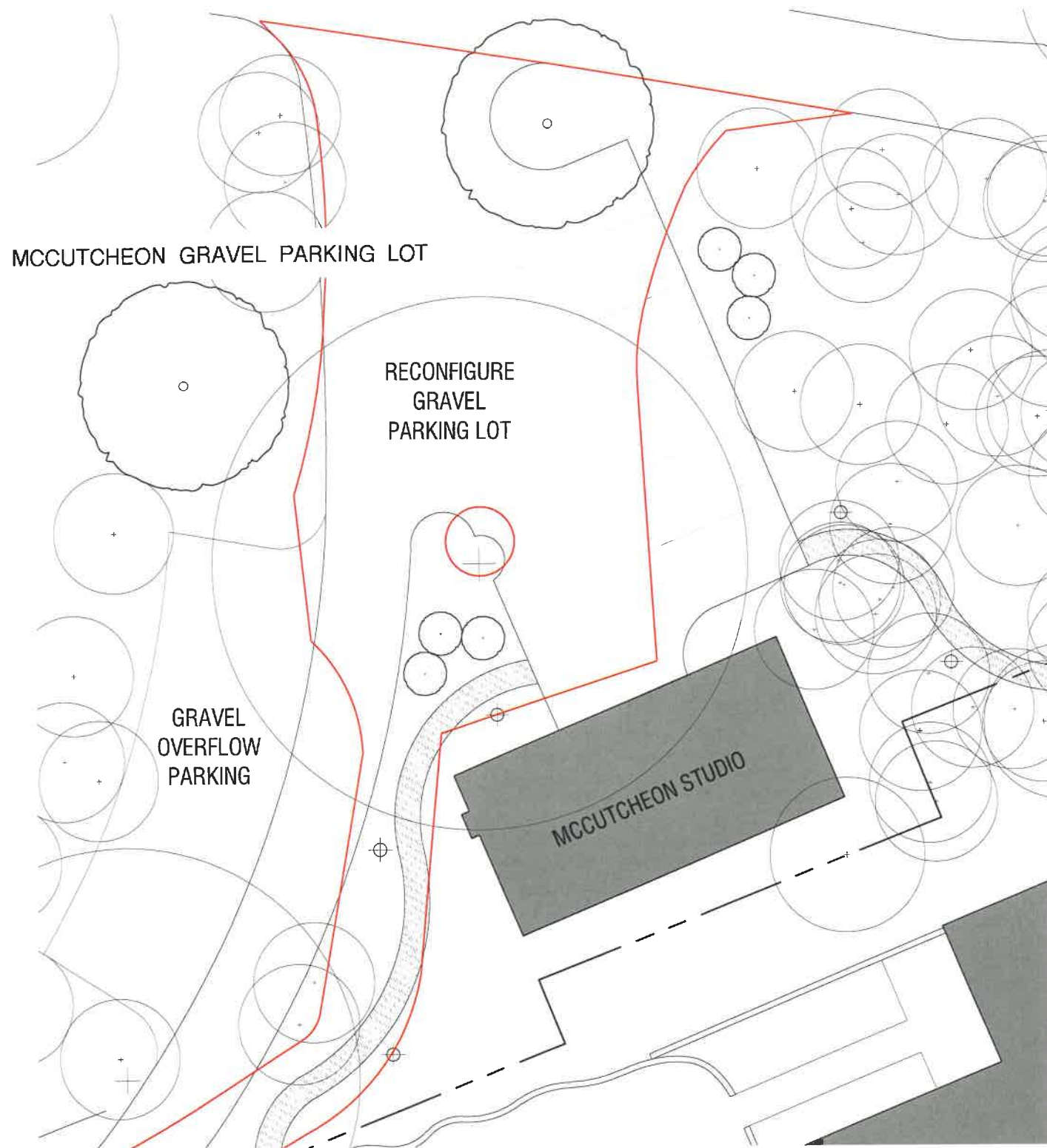
The original arbor was planted in grapes. This is a difficult plant to maintain. We will consider other types of climbing and flowering vines to complete the arbor.



RAGDALE
ARBOR

APPENDIX C: MCCUTCHEON ROAD ADJUSTMENT AND VISITOR PARKING

Ragdale has developed this plan for an adjustment to the lane leading to the Lansing cabin. It moves the road slightly west and away from the studio building. It provides six spots for guest parking to the north of the studio and an overflow parking area along the new lane at the edge of the woods. The road and parking areas would be paved in gravel. Some tree removals are necessary to achieve this plan, but additional landscaping will be added to screen the new parking area and the studio building.



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PARTNERS, INC.

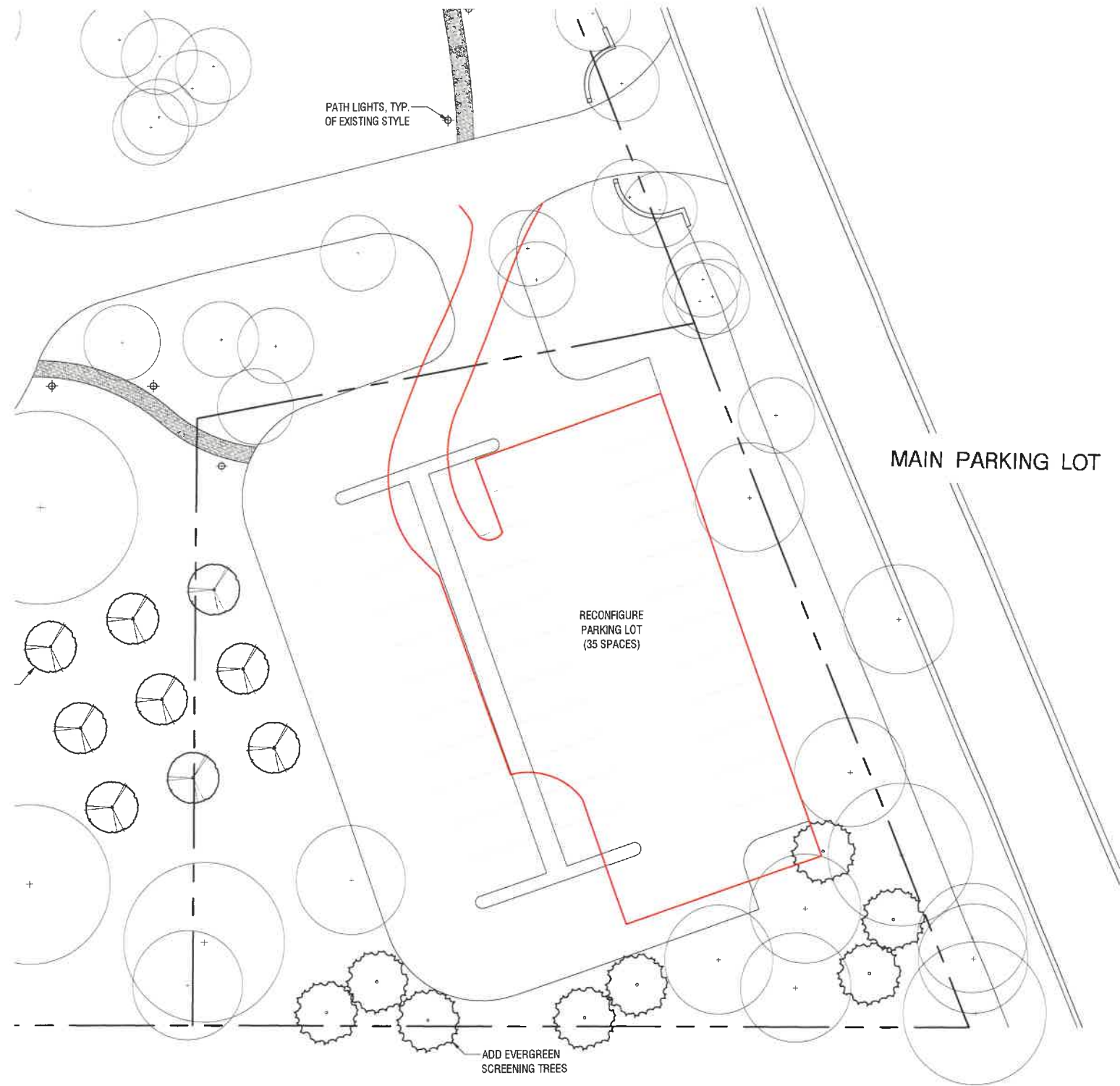
342 N. 4th Street, Suite 104
Libertyville, IL 60048
p 847 549 1361
f 847 549 1392
www.rosboroughpartners.com



NORTH

SCALE: 1/16" = 1'-0"

Note: Items in RED represent existing conditions to be removed or changed.



ISSUED FOR:

PARKING - 2

DESIGNED BY: PR, TL

DRAWN BY: TL

PROJECT:

**Ragdale Foundation
Campus**

1260 N. Green Bay Rd.
Lake Forest, IL 60045

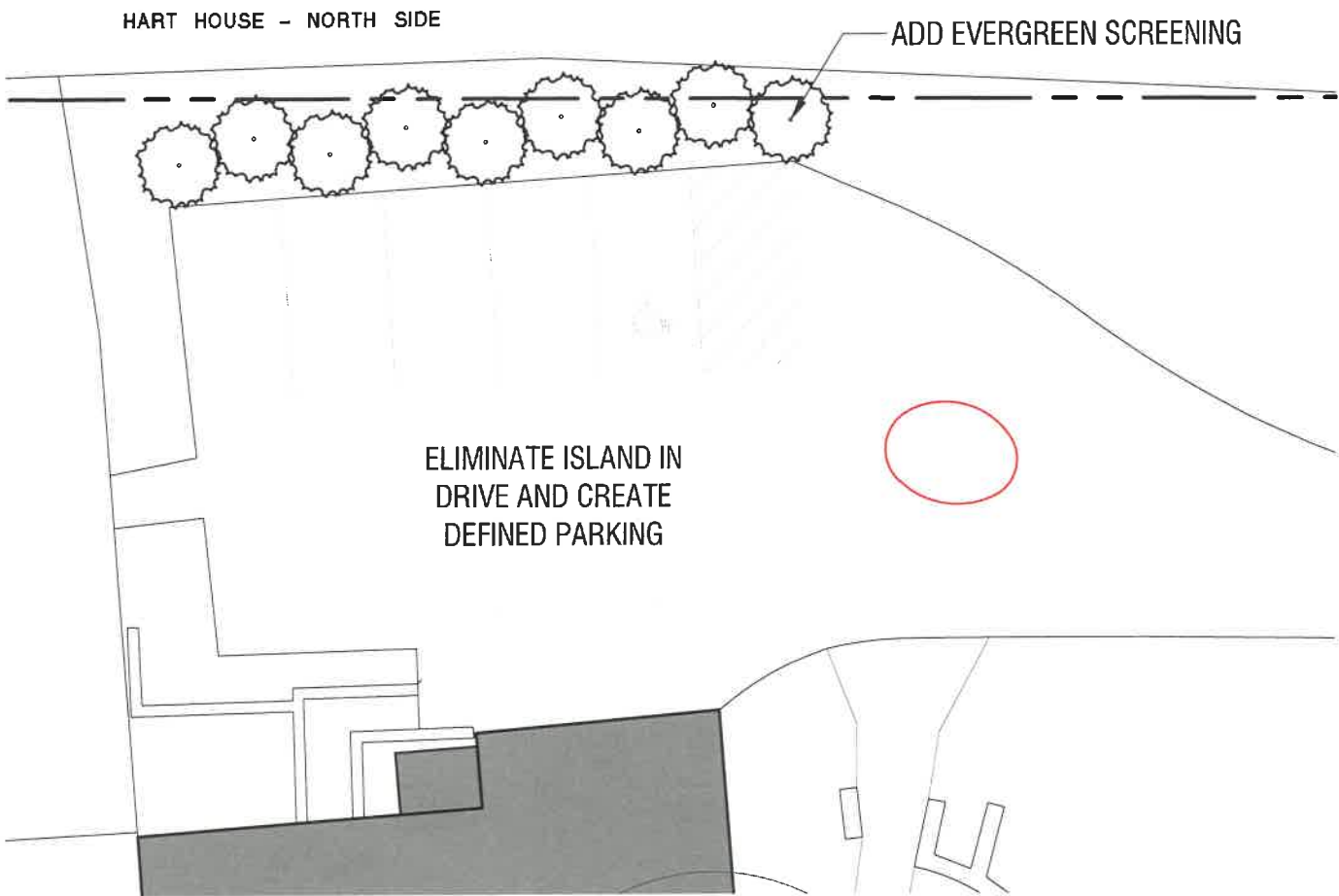
REVISIONS:

NO	DATE	ISSUE
1	10-28-21	DETAIL

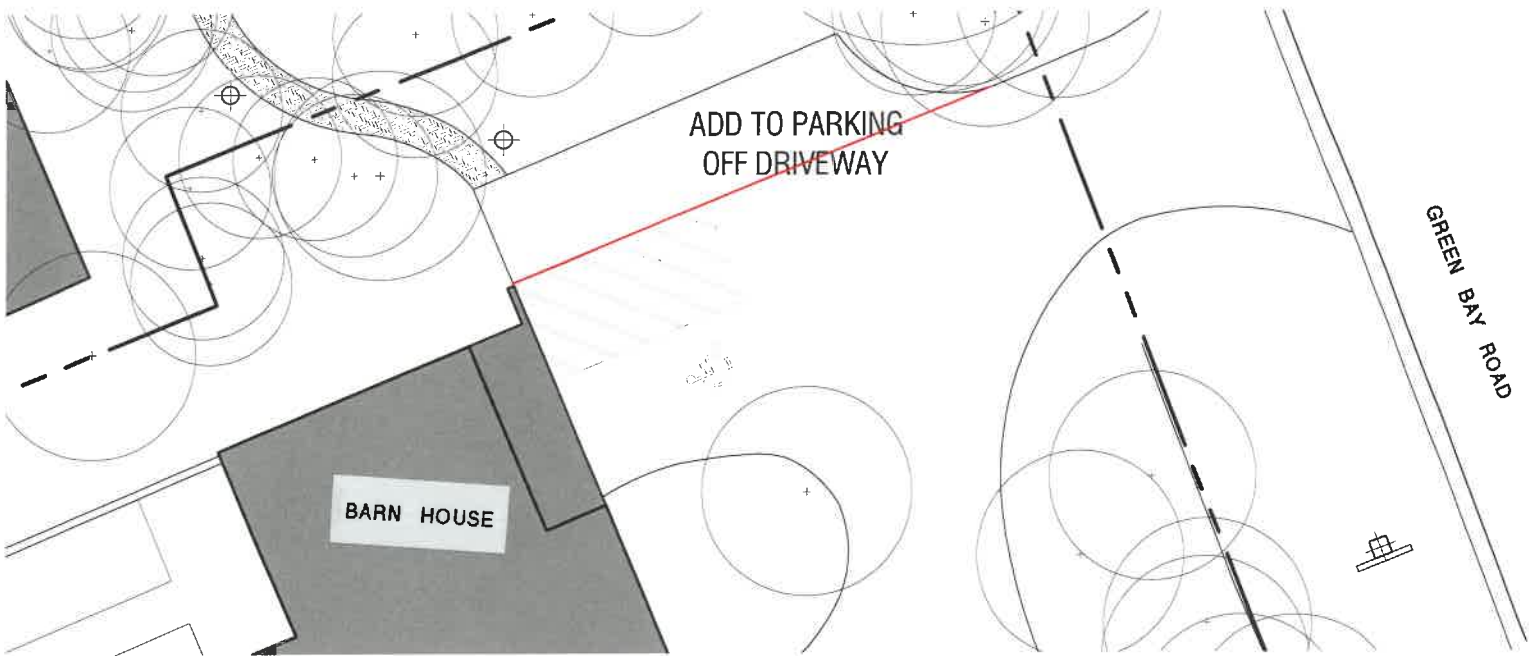
APPENDIX D: HART HOUSE PARKING

We are planning for five artists to be in residence at Hart House. We want to reconfigure the existing parking to create four regular parking spots and one handicap parking spot. The center island and two trees would be removed to facilitate traffic flow.

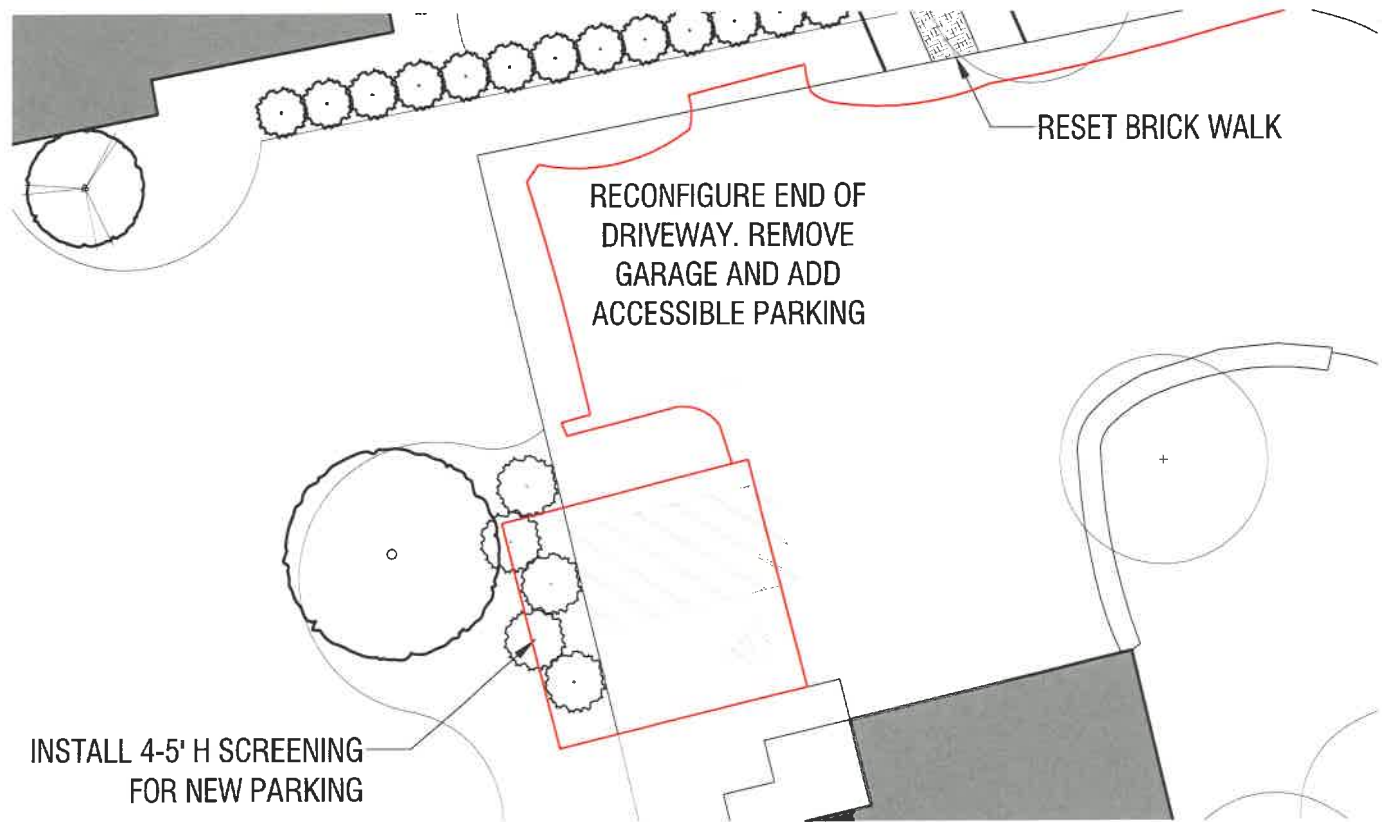
HART HOUSE ACCESSIBLE PARKING



MCCUTCHEON STUDIO & BARN HOUSE ACCESSIBLE PARKING



RAGDALE HOUSE ACCESSIBLE PARKING



MCCUTCHEON STUDIO & BARN HOUSE ACCESSIBLE PARKING - PHOTO STUDY



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NORTH

SCALE: 1/16" = 1'-0"

Note: Items in RED represent existing conditions to be removed or changed.

ISSUED FOR:

PARKING - 1

DESIGNED BY: PR, TL

DRAWN BY: TL

PROJECT:

Ragdale Foundation
Campus

1260 N. Green Bay Rd.
Lake Forest, IL 60045

REVISIONS:

NO	DATE	ISSUE
1	10-28-21	DETAIL

APPENDIX E: ACCESSIBLE PATHS

The gravel path to the north of the new studio is complete, as is the horseshoe path to the south of the Barnhouse. Approximately half of the brick path in the arbor has been relaid as well. Ragdale has funding available to complete the garden paths and the link to the Hart House. The remainder of the brick arbor path will be done after the arbor is built. The central bluestone path through the garden continuing to the Hart House will be reset. The remainder of the garden paths will be crushed granite.

A plan for access to Hart House from the parking lot must also be finalized.

Barnhouse patios (in yellow) will wait till the Barnhouse rehab is scheduled.



HARDSCAPE DETAILS

LARGE FORMAT BLUESTONE

STABILIZED AGGREGATE

BRICK PAVERS

EXISTING PAVING TO BE RESET/RE-LEVELLED

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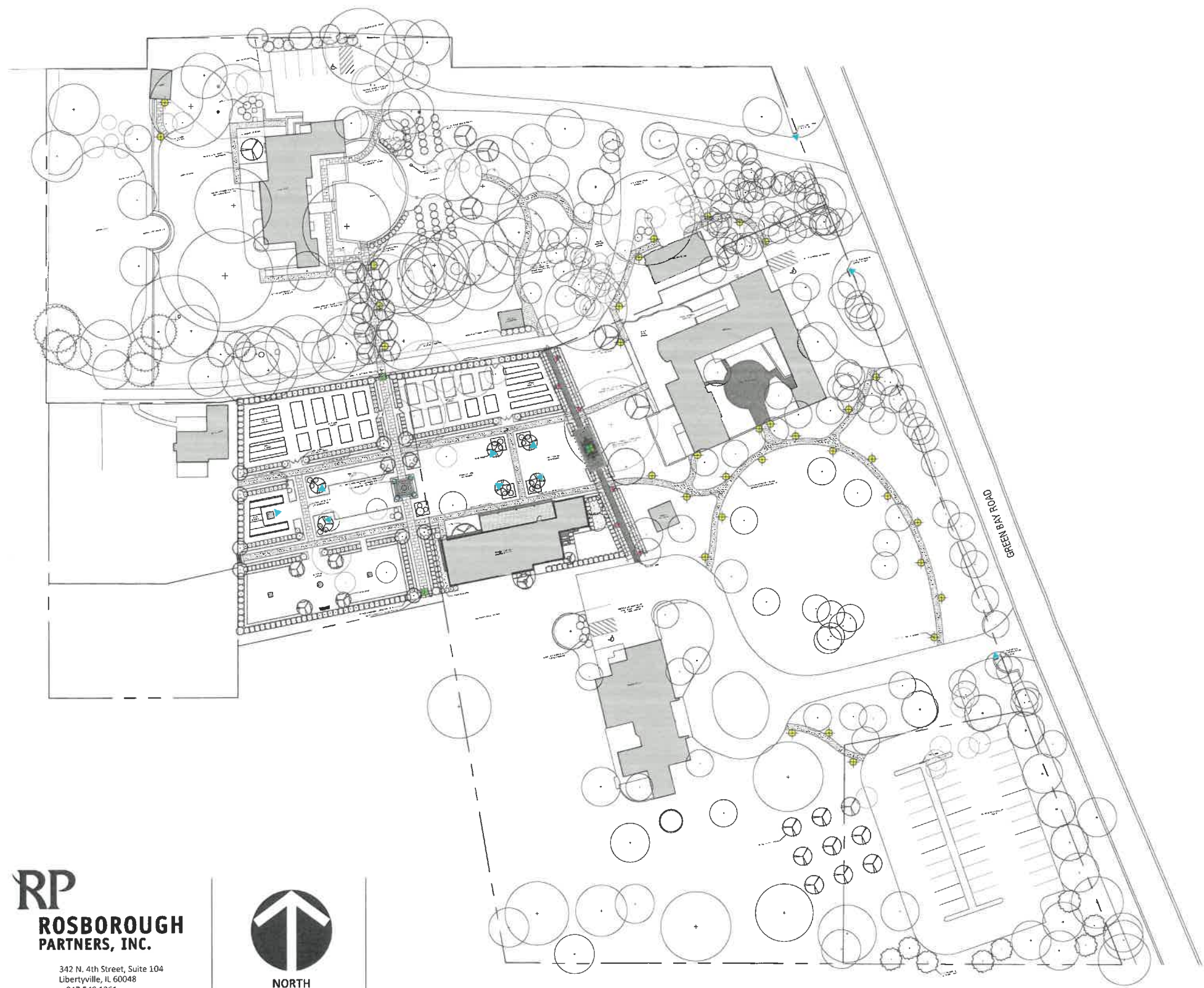
NORTH
SCALE: 1" = 64'-0"

ISSUED FOR:		DESIGNED BY: PR, TL	
HARDSCAPE DETAIL		DRAWN BY: TL	
PROJECT:		REVISIONS:	
Ragdale Foundation		2	06-08-22
Campus		1	10-28-21
1260 N. Green Bay Rd.		NO	DATE
Lake Forest, IL 60045			ISSUE

APPENDIX F: PATH LIGHTING

This chart indicates path lighting for the campus. Most of the path lights were installed some years ago. Similar lights will be installed to the new studio and the path to the Hart House. The Arbor will have low voltage downlights. The garden gate will receive a hanging lantern in an arts and crafts style similar to the path lights. The fountain will be lit with four low voltage led uplights.

Low voltage led uplights will also illuminate the signs at 1230, 1260 and 1272.



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NORTH

SCALE: 1" = 64'-0"

LIGHTING DETAILS

PATH LIGHT



HANGING LAMP



UPLIGHT



ACCENT LIGHT



ALL LIGHTING TO BE CONTROLLED THROUGH AN ASTRONOMIC TIMER. LIGHTS AUTOMATICALLY TURN ON AT DUSK (SUNSET) AND CAN BE CONFIGURED TO TURN OFF AT A SPECIFIED TIME OF NIGHT. OVERRIDE SWITCHES CAN BE INSTALLED FOR OFFICE SIGN LAMP.

SIGNAGE SHOWN IN RED

ISSUED FOR:		DESIGNED BY: PR, TL	
LIGHTING DETAIL		DRAWN BY: TL	
PROJECT:		REVISIONS:	
Ragdale Foundation		2	06-08-22 REVISION
Campus		1	10-28-21 DETAIL
1260 N. Green Bay Rd.		NO	DATE ISSUE
Lake Forest, IL 60045			

APPENDIX G: PROPOSED SIGNAGE FOR THE RAGDALE FOUNDATION

Ragdale provides services to an international artistic community as well as local residents. Many guests who arrive at Ragdale have a difficult time finding it. Once on campus, it is important to provide an orientation to the various buildings. This proposal addresses both of these issues.

GREEN BAY ROAD SIGNS

The Ragdale campus has three entrances, each with a different street address. The entrances provide access to various buildings. The current street addresses are hard to see, especially at night and don't indicate the buildings at each site. We are proposing that each driveway has either the Ragdale name or logo prominently displayed. The street numbers will be in large 3 inch fonts. Each sign will also name the main buildings at each address. The signs at 1230 and 1272 will be incorporated into existing gateposts as blade signs hanging from black metal brackets. The sign at 1260 will be larger and one-sided facing the road at the north entrance to the semicircle drive. Low voltage Floodlights will illuminate each sign.

Here are the details on each sign:

1230 entrance: Blade sign 18"x32" made of ¾ inch exterior plywood hanging from a 40" black metal bracket. The bracket will be attached to the south post of the entrance gate. The body of the sign will be painted a white that matches the color of the Ragdale House stucco. The top line will include the Ragdale logo painted in Ragdale blue. The street number will be 3" in black. The second line would be RAGDALE HOUSE in 225 pt black. The third line would be SHEARER STUDIO in 200 pt. Black. The sign will have a ¾ inch black border. The lettering will be in the Baskerville Old Style font. LED flood lights mounted on the ground will illuminate the sign. The ceramic numbers on the south post and the Ragdale sign and numbers on the tree north of the entry would be removed.

1260 entrance: Front facing sign mounted on two 4x4 cedar posts. The sign will be 23"x45" of ¾ inch painted plywood. It will be located just behind the fence line to the south of the north entrance to the circle drive. Since this is the principal mailing address as well as the main reception center this sign will spell out RAGDALE in 4" letters and include the logo in Ragdale blue. A second line will indicate BARNHOUSE and OFFICE in 250 pt black lettering. The ground for the sign will be painted a cream color to match the trim of the Barnhouse. The sign will be 6' tall in order to lift the sign above the fence rails and lit by a ground mounted LED flood.

1272 entrance: Blade sign 16"x28" made of ¾" exterior plywood hanging from a 40" black metal bracket. The bracket will be attached to the existing north gatepost at 1272. The background color will be the same cream color as 1260. The top line will include the Ragdale logo in Ragdale blue with 1272 in 3 inch black letters. The second line will show HART HOUSE 200 pt black lettering in the Baskerville Old Style font. It will be lit from below by a low voltage, ground mounted flood.

INTERNAL CAMPUS SIGNS

Ragdale has several existing wooden signs painted Ragdale blue with incised 2" lettering in white. These are made of 2x6 lumber. They are mounted on wooden posts 12 to 18" tall. We would continue this style and label each building. In addition, we plan to design an informational map that will be mounted

in the main parking lot showing all the campus buildings. The campus map sign at Elawa Farms is a good example.

Buildings needing signage are Ragdale House, Hart House, McCutcheon Studio, Wogden Chapel, and the music studio.

5/25/2005



1272

HART HOUSE



1230

RAGDALE HOUSE
SHEARER STUDIO











APPENDIX H: TREE SCULPTURE

The beloved heritage elm west of the Barnhouse has finally died. We retained a significant portion of the trunk in hopes that it can have a second life as a sculpture. Margot McMahon, one of Ragdale's board members and an experienced sculptor has given us a proposal to sculpt the tree. In addition, we were able to save 11 large logs from the tree. These are being turned into lumber and will be used for various purposes on the grounds.



TREE SCULPTURE CONCEPT

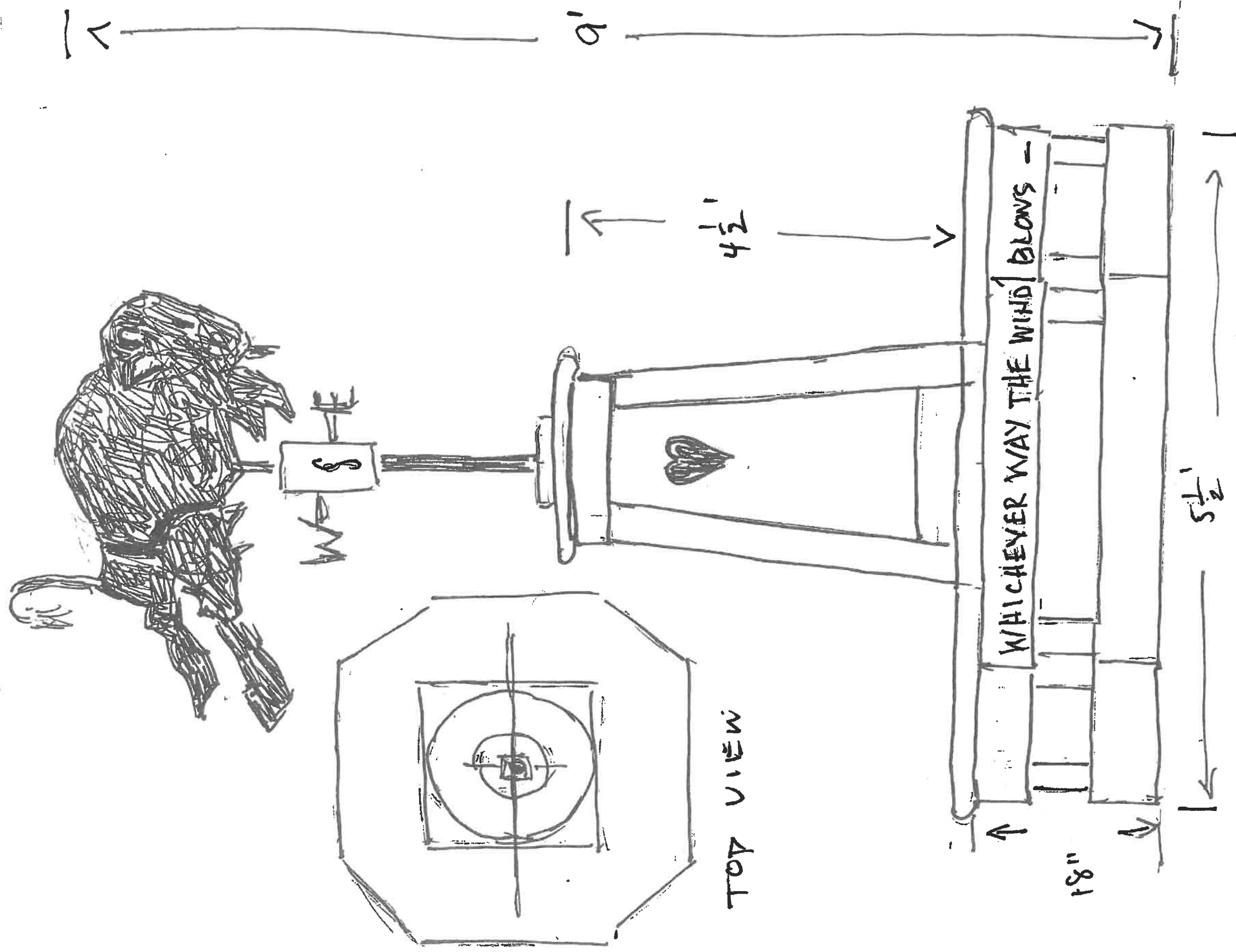


APPENDIX I: FRIENDS BENCH MEMORIAL

The Friends Studio served Ragdale from 1990 to 2021 when it was replaced by the new Studio House of Dance and Music. It was built to memorialize the lifelong friendship of Sylvia Shaw Judson and Dorothy Holabird. A fragment of the structure survives – a buffalo weathervane by artist Max Kahn. We plan to build a bench to provide a base for the weathervane and continue to acknowledge Dorothy and Sylvia. The bench will be six feet tall (not counting the weathervane) and 5.5 feet wide with an octagonal seat surrounding a central column. Inscribed on the skirt of the seat would be the phrase “Whichever way the wind blows – friends forever In memory of Sylvia Shaw Judson and Dorothy Holabird”. The seat would be of pressure treated wood. The plan at this time is to paint it Ragdale Blue. We may use bluestone to create a base. It would be located in one of the segments of the restored garden, near the original studio.

PROPOSED 'FRIENDS CIRCLE' MEMORIAL

To be placed in the garden north of the original Friends Studio



To be inscribed on the rim of the base:

"Whichever way the wind blows – friends forever! Dorothy Holabird Sylvia Shaw Judson"



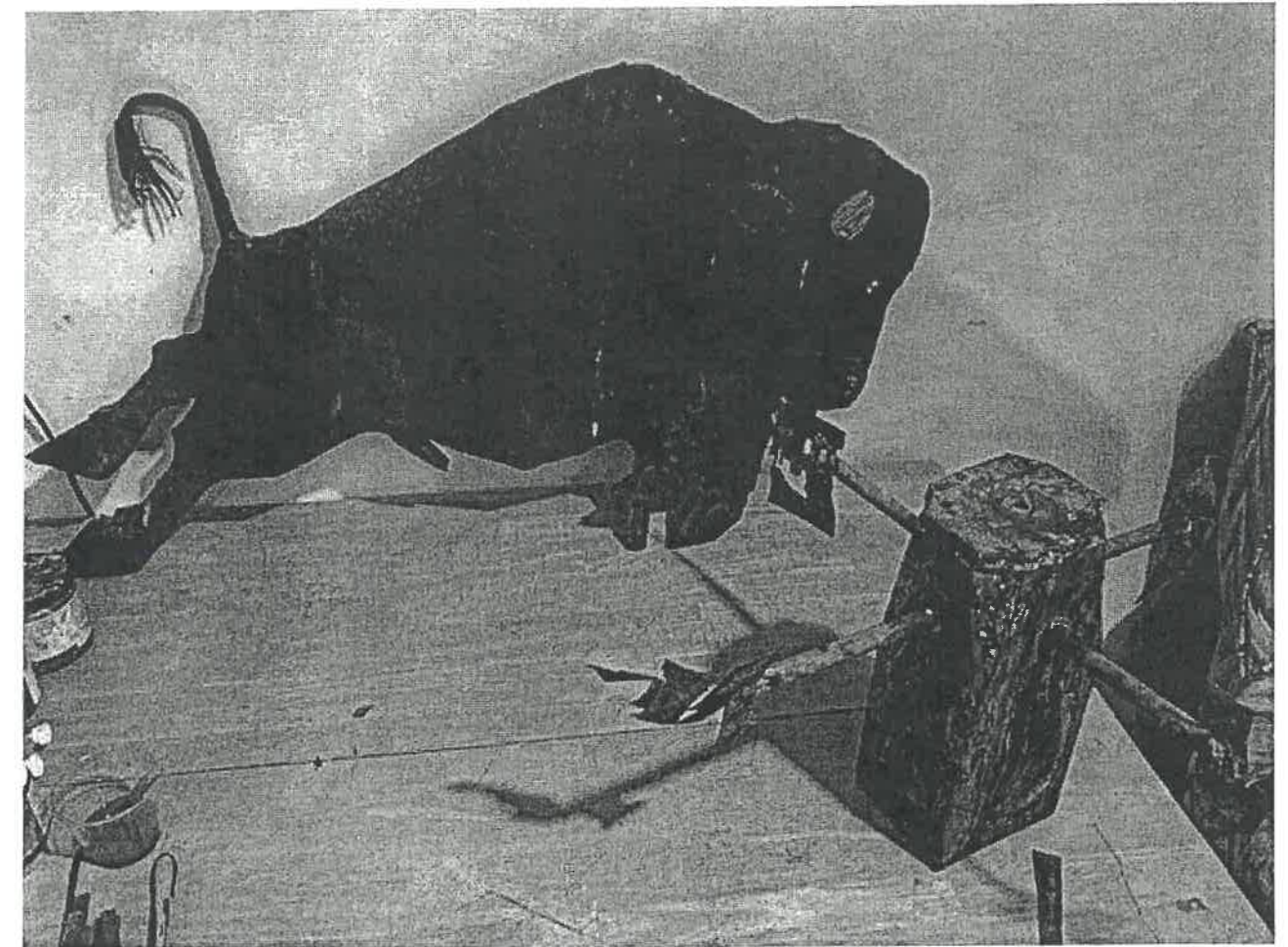
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 f 847 549 1392
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NORTH

SCALE: 1" = 64'-0"



MAX KAHN
 WEATHERVANE
 FROM ORIGINAL
 FRIENDS STUDIO

Agenda Item 5
695 N. Western Avenue
Signage

Staff Report
Vicinity Map
Air Photos

Materials Submitted by Petitioner

Application
Statement of Intent
Proposed Hanging Sign
Proposed Hanging Sign Frame Details
West Elevation with Hanging Sign
Proposed Freestanding Sign

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:	July 27, 2022
FROM:	Jennifer Baehr, Planner
SUBJECT:	695 N. Western Avenue, Chalet Nursery – Signage

PROPERTY OWNER

Union Pacific Railroad
Responsible Party – City of Lake Forest

PROPERTY LOCATION

695 N. Western Avenue

HISTORIC DISTRICTS

East Lake Forest Local &
National Historic Districts

PROJECT REPRESENTATIVE

Paula Bodner Schmitt, designer
Chalet Nursery
3132 Lake Avenue
Wilmette, IL 60091

Summary of the Petition

This is a request for approval of signage for Chalet Nursery, a new business in the Central Business District Train Station Warming House. The previous tenant, Pasquesi Home and Gardens was granted a Certificate for Appropriateness from the Commission for signage in 2012. The previous tenant's signage included one monument sign in the southern planting bed along Western Avenue and one wall sign on the east side of the building, facing the Metra platform.

The petitioner is proposing signage that includes one hanging sign above the west facing entrance and a freestanding sign on posts in the planter south of the entrance, on the Western Avenue street frontage. The design of the signage is simple.

Because the property is within the Historic District and located at a prominent location, across the street from Market Square, this petition is before the Commission for consideration.

Property Description

The building was constructed in 1899 and was designed by Frost and Granger, a noted architectural firm in the community. The building is located on the west side of the Metra tracks across the tracks from the East Lake Forest Train Depot. The City of Lake Forest is responsible for the building, the former "warming house" for the train station, through an agreement with the owner, Union Pacific Railroad.

Staff Evaluation

Entrance Sign

The petitioner is proposing a hanging sign above the west facing front entry door, in front of the transom window. The sign will hang approximately 15 inches to 18 inches in front of the transom window. The sign is 18 inches tall and 63 inches in length. The sign is a black aluminum panel with a

powdered coated finish, with a black aluminum frame. The sign displays the business name in gold metallic, script-like lettering.

The aluminum frame appears somewhat heavy and contemporary for the building. A simple, hanging sign panel may be more appropriate to offer a lighter appearance above the entrance and to achieve signage that is more compatible with the building. The frame has somewhat of a bulky appearance that detracts from the elegant and minimal style of the sign and lettering.

Freestanding Sign

One freestanding sign is proposed in the boxwood planter south of the entrance. The sign as proposed is double-sided and perpendicular to the street so that it is visible from those approaching from the north and south. The sign panel is 12 inches tall and 24 inches in length. Like the hanging sign, the freestanding sign is a black aluminum panel with a black aluminum frame. The freestanding sign also displays the business name in gold metallic, script-like lettering. The sign posts are 2 inches by 3 inches and are 36 inches tall. The posts are black powder coated aluminum.

The freestanding sign appears utilitarian-like and consideration should be given to a more elegant design that complements the building and its prominent location across from Market Square. The location and size of the sign appear to be appropriate.

A mock-up of the signage was installed as part of early discussions with City staff. City staff suggested mocking up the signs, as now proposed prior to the Commission meeting.

Recommendation

Continue the petition. Indicate support of the two signs, one above the entrance and one free standing in the sizes and locations proposed. Direct further consideration of the materials and form of the signs.



Area of Request
695 N. Western Avenue



Area of Request
695 N. Western Avenue



Area of Request
695 N. Western Avenue



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

PROJECT ADDRESS 695 N. WESTERN AVENUE

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 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 checked="" type="checkbox"/> Kiosk

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

220 E. DEERPATH
Owner's Street Address (may be different from project address)

LAKE FOREST, IL
City, State and Zip Code

Phone Number

Fax Number

Email Address

Owner's Signature

**TENANT
ARCHITECT/BUILDER INFORMATION**

Paula Bodnar Schmitt /
Name and Title of Person Presenting Project designer

Chalet
Name of Firm

3132 Lake Ave.
Street Address
Wilmette, IL 60091
City, State and Zip Code

773-818-9551
Phone Number Fax Number

paulab@chaletnursery.com
Email Address

Paula B. Schmitt
Representative's Signature (Architect/Builder) TENANT

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



CORPORATE OWNERSHIP (EXHIBIT A)

Please list the names and addresses of all officers and directors of the Corporation and all shareholders who own individually or beneficially 5% or more of the outstanding stock of the corporation. In addition, this application must be accompanied by a resolution of the Corporation authorizing the execution and submittal of this application.

Name <u>Laurie Thelmann</u>	Name _____
Address <u>8132 Lake Ave</u> <u>Wilmette IL 60091</u>	Address _____
Ownership Percentage <u>100</u> %	Ownership Percentage _____ %

Name _____	Name _____
Address _____	Address _____
Ownership Percentage _____ %	Ownership Percentage _____ %

Name _____	Name _____
Address _____	Address _____
Ownership Percentage _____ %	Ownership Percentage _____ %

Name _____	Name _____
Address _____	Address _____
Ownership Percentage _____ %	Ownership Percentage _____ %

Name _____	Name _____
Address _____	Address _____
Ownership Percentage _____ %	Ownership Percentage _____ %



To: The Lake Forest Historic Preservation Commission
Re: Signage for the Chalet retail outlet in the Lake Forest Train station at Market Square

STATEMENT OF INTENT

BACKGROUND

We have read and understand the Lake Forest, IL Sign Ordinance. We have surveyed the area, taking photos of every business in Market Square to know that most businesses have a designated, convenient position for signage that is above their storefronts or on adjacent walls. It is our goal to create signage that has as consistent a placement and presence as possible to the other signs in the village. We hope you will find that we have proposed signage that complements and integrates with the train station, creates minimal impact on this historic structure, and achieves clear visibility for customers.

EXISTING CONDITIONS – UNIQUE LIMITATIONS

At the train station, the space above the entryway door (where other retailers have their board or band signs), is very recessed, its visibility is blocked by two wall sconces, obscured by brackets under the eaves, and in heavy shadow most of the day. There is a transom window and a very narrow space that will not allow for a sign to be installed flush to the building (as other businesses have) and retain any visibility.

PROPOSED SIGNS

The primary sign we are proposing will be installed in front of the transom window, hanging from the eaves. It will hang 15" – 18" away from the transom frame, still allowing light to emit through the transom window. This sign will have visibility from every approach – north, south and west. As you will see on page 2 of our submission, the sign will work nicely in the setting as merchandised with planters (tall or hanging) that beautify the station/sidewalk/public way. A sign in this space/position most clearly communicates that the building is housing a business, marking a clear entry.

The secondary sign we are proposing, a double-sided post-and-panel sign will reside in the south boxwood planter and will augment the visibility to those approaching from the north and especially the south coming from Deer Path Road.

ALIGNMENT WITH HISTORIC PRESERVATION STANDARDS

Standard 1 – the primary sign height relates to the transom window plus its moulding above and below

Standard 2 – the long/wide sign shapes relates to the overall shape of the station and its own signage

Standard 5 – the signs fit into existing shapes the structure dictates (transom area above doorway and existing planter area)

Standard 7 – sign materials correlate in material + color with the donor signs on the building

Standard 10 – primary sign correlates to width of brick mould around double doors and window muntins

Standard 11 – the narrow/horizontal orientation of our signs relate to the train station/its own signage

Standard 12 – affixing signs to eaves will be required, having minimal affect the original structure

Standard 13 – we commit to being sensitive to the structure upon installation of the signs

Standard 17 – no alterations to the property are planned

If you have any further questions, please contact paulab@chaletnursery.com.
Thank you for your consideration.

FRONT DOOR SIGN

63"W X 18"H X 2"

Two .080 black aluminum panels with powder coated finish on front and back framed via the aluminum Retainer Frame System, giving the sign a 2" depth.

Painted gold metallic logo.

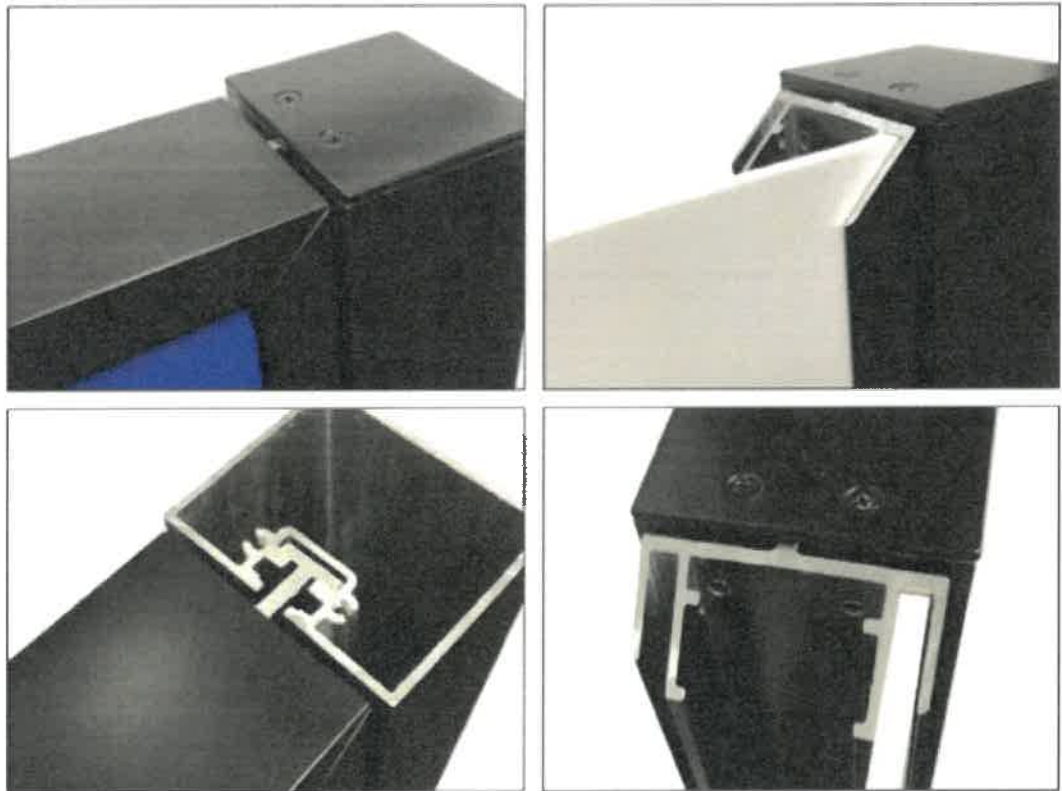
See next page for details.





RETAINER FRAME SYSTEM

Retainer Frame System shown above as a wall-mount. Our sign will be two-sided (logo only on street facing side). It will hang via chains versus be wall-mounted. Construction shown on the right.





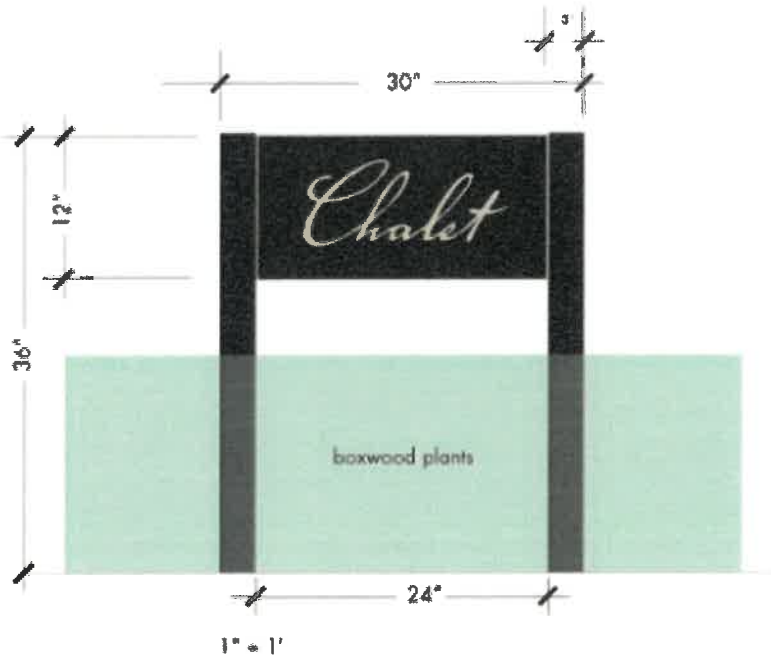
NOT TO SCALE

PLANTER POST/PANEL SIGN
One Location:
South boxwood planters

24"W X 12"H PANEL
2" X 3" X 36"H POSTS
(36" above grade, 36" below)

Panels - Two .080 black aluminum panels with powder coated finish mounted on both sides of a Retainer Frame, made of black powder coated aluminum. Painted gold metallic logo.

Posts - black powder coated aluminum.



Sign Style Examples
Retainer Frame System





Chalet – Lake Forest Train Station proposed signage plan 06.10.22 – page 6