

Historic Preservation Commission
Proceedings of the March 22, 2023 Meeting

A meeting of the Lake Forest Historic Preservation Commission was held on Wednesday, March 22, 2023, at 6:30 p.m. at the City of Lake Forest City Hall, 220 E. Deerpath, Lake Forest, Illinois.

Historic Preservation Commissioners present: Acting Chairman Jan Gibson and Commissioners Lloyd Culbertson, Elizabeth Dalier, Geoffrey Hanson, and Leif Soderberg.

Commissioners absent: Chairman Maureen Grinnell and Robin Petit

City staff present: Catherine Czerniak, Director of Community Development
Jennifer Baehr, Planner

1. Introduction of Commissioners and staff, overview of meeting procedures.

Acting Chairman Gibson reviewed the meeting procedures followed by the Commission and asked the members of the Commission and staff to introduce themselves.

2. Consideration of the minutes of the January 25, 2023 and February 22, 2023 meetings of the Commission.

The minutes of the January 25, 2023 meeting were approved with corrections as requested by Chairman Grinnell and Commissioners Gibson and Hanson.

The minutes of the February 22, 2023 meeting were approved with corrections as requested by Chairman Grinnell.

3. Consideration of a request for a Certificate of Appropriateness to allow partial demolition of the existing residence at 921 Hawthorne Place, construction of a single-story addition on the north side of the residence, and modification of the roof forms. The request also includes the addition of dormers on the front of the home, associated exterior alterations, new hardscape in front of the residence, and a pergola in the rear yard.

Property Owner: Roberto Perez

Project Representative: Richard Loope, architect

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

Mr. Loope presented a photo of the existing residence and a rendering of the residence with the proposed addition and alterations. He stated that the goal is to present a more balanced and formal residence than what currently exists. He provided a site plan and pointed out the location of the proposed addition at the north end of the building and noted various hardscape improvements that are proposed. He noted that the existing gate and fence on the north side of the home will be brought forward to align with the proposed addition and will match the style of the fence and gate on the south side of the home. He reviewed the proposed modifications to the driveway noting that some of the asphalt will be removed and landscaping will be added to create a more formal entry. He reviewed the floor plans, noting the changes proposed inside the home. He pointed out the location of the proposed large Palladian window in relation to the floorplan. He explained that there is a partial cathedral ceiling in the master bedroom and bathroom noting that the proposed dormers are intended to bring in natural light to those spaces. He agreed to revisit the proportions of the dormer proposed on the north elevation as recommended in the staff report. He reviewed each elevation pointing out the proposed changes. He stated that a pergola is proposed at the rear of the home. He provided perspective images of the various elevations. He stated that one of the goals of the project is to make the entry sequence to the home more important. He stated that the window on the north elevation can be centered as recommended in the staff report. He reviewed the rear elevation and the options considered to break up the solid brick wall including the addition of windows. He stated that the petitioner's preferred option is to add brick detail and enhanced landscaping in the area. He reviewed the front elevation and discussed the Palladian window and the possibility of replacing the large window with several smaller windows. He stated that it is the preference of the petitioners to retain the Palladian window as proposed and he committed to careful attention to the details of the window and the trim. He stated that the shutters are wood and confirmed that they will have latches and shutter dogs for decorative purposes. He stated that the walls of the dormers will replicate the details of the existing dormers. He stated that he is unsure of whether the chimney cap is poured in place but confirmed that the corbeling on the existing chimney will be replicated on the new chimney.

Ms. Baehr reviewed the various aspects of the project, the addition on the north, pergola at the rear, the addition of dormers, and additional hardscape. She stated that a small portion of the home, which is not historically or architecturally significant, is proposed for demolition. She stated that the staff report includes findings in support of the partial demolition. She noted that the proposed addition and exterior alterations are mostly in keeping with the style of the home. She asked for Commission input on the Palladian window proposed on the front elevation, the placement of the windows on the north elevation, the solid wall on the rear elevation, and the dormer proposed on the north elevation. She stated that overall, the massing and scale of the proposed addition appears consistent with the character of the home. She noted that there are a few trees that will be removed to accommodate the new parking court in the front yard and the pergola in the rear

yard. She stated that some tree replacement inches will be required for the trees that will be removed. She noted that a landscape plan was provided and appears to provide the required replacement inches. She stated that the staff report includes a recommendation in support of the petition along with a several recommended conditions of approval related to some of the proposed architectural elements.

Acting Chairman Gibson invited questions from the Commission.

Commissioner Soderberg asked for clarification on the proposed chimney and the placement of the window on the west end of the north elevation. He pointed out the trellis with heavy vegetation on the house on the corner of Barberry Lane and Hawthorne Place and suggested that approach could be considered to mitigate the visibility of the large unbroken wall on the rear elevation. He asked whether a flat top was considered for the large window on the front elevation as opposed to an arch.

In response to questions from Commissioner Soderberg, Mr. Loope explained that the new chimney supports a new gas fireplace that will be installed in the living room which is directly adjacent to the proposed master suite addition. He stated that the interior furniture and art placement drove the placement of the windows. He stated that landscaping on the north side of the home has not yet been considered, noting that the focus of the current landscape plan is to provide screening to minimize views of the front motor court from the street. He agreed that a trellis or plantings will be helpful to minimize the impact of the long, solid wall on the east elevation. He confirmed that a flat top on the large window on the front elevation was considered but not pursued because it did not add sufficient interest.

Commissioner Daliere commented on Standard 3, the proportion of openings, and questioned whether alternate muntin patterns were considered for the large window proposed on the front elevation. She asked for information on the color palette, the material of the garden wall, and the detailing of the finials.

In response to questions from Commissioner Daliere, Mr. Loope agreed to consider an alternate muntin pattern for the large window. He stated that existing brick will be painted Benjamin Moore "Roman White", a white/cream color. He stated a willingness to consider applying a whitewash to the brick but questioned whether the less finished look would be acceptable to the petitioner. He stated that the garden wall will be brick and with planting bowls, instead of finials.

Commissioner Hanson noted that finials, rather than planting bowls, are reflected on the plans and asked for clarification. He commented that the placement of the windows on the front elevation appears awkward. He commended the petitioner for providing the alternate designs that were studied in response to the recommendations in the staff report. He noted that the front of the addition appears busy with the Palladian window. He pointed out that the radius of the Palladian

window is different from the radius of the garage doors. He asked if the petitioner considered two arched windows on the front of the addition.

In response to questions from Commissioner Hanson, Mr. Loope stated that the determination of whether finials or planting bowls will be used has not been made, adding that the design of the finials has not been fully detailed. He acknowledged the difference in the arches on the garage and on the proposed Palladian window. He stated that the window muntin pattern is intended to minimize the difference. He stated that two arched windows in place of the single, large window was not considered.

Commissioner Culbertson asked for details on the proposed front door and sidelights. He asked whether the brick on the addition will match the brick on the house.

In response to questions from Commissioner Culbertson, Mr. Loope stated that the intention is for the details of the front door to be classical, similar to the existing front door. He stated that the front door, garage door, and the hardware will all be black. He confirmed that the brick on the addition will be the same size as the brick on the house and acknowledged that if the brick is whitewashed, rather than painted, matching the brick color with the existing brick will be more important. He stated that used brick or tumbled brick may be appropriate.

Acting Chairman Gibson asked why the petitioner is proposing to paint the brick. She asked if the garden walls will also be painted or whitewashed. She asked about the height of the garden wall. She agreed that treating the solid brick wall on the rear of the addition with some type of architectural detail or landscaping is appropriate. She asked for an explanation behind the proportions of the dormer on the north elevation. She expressed concern about the appropriateness of the large window on the front elevation. She asked about the color of the wood trim.

In response to questions from Acting Chairman Gibson, Mr. Loope stated that the owner desires a white brick home. He confirmed that the garden brick walls will be painted or whitewashed consistent with the house. He stated that the garden wall in the front yard will be 30 inches tall and is intended to enhance the appearance of the home from the street and minimize views of the asphalt motor court. He agreed to break up the solid wall on the rear elevation with a trellis or plantings. He agreed to refine the proportions of the dormer on the north elevation. He agreed to conduct further study of the scale, detailing, and muntin pattern of the Palladian window on the front elevation. He stated the goal of making the window appear thinner and more elegant than the current image. He confirmed that the trim will be repainted white.

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

Jim Opsitnik, 971 Verda Lane, stated that he is the past President of the Lake Forest Preservation Foundation. He stated that he lives in a Stanley Anderson home and has worked on several Stanley Anderson homes. He stated that the Foundation supports white washing, rather than painting, the brick to achieve a softer appearance on the streetscape. He cautioned that a west facing black door will overheat and could impact durability. He commended the project and the presentation.

Hearing no further comments from the public, Acting Chairman Gibson invited final comments from the Commission.

In response to a question from Commissioner Hanson, Ms. Baehr confirmed that painting the exterior of a home does not require a permit but noted that as a component of a larger project, the Commission often offered comments on color palettes.

Commissioner Culbertson stated overall support for the petition. He encouraged consideration of whitewashing rather than the bricks white. He stated support for centering the window on the north elevation and adding a trellis to soften the solid brick wall on the rear elevation. He stated that detailed plans for the new front door, sidelights, and the garden wall finials should be submitted as part of the application for a building permit. He stated support for the Palladian window on the front elevation as presented in the rendering with refinement of and attention to the details of the trim and muntins.

Commissioner Hanson stated that in his opinion, the Palladian window is still problematic in the context of Standard 3 which addresses the proportions of openings. He questioned whether the refinements that have been discussed will sufficiently address the concerns about inconsistency with the standard. He stated that the treatments discussed to soften the rear wall seem to satisfactorily address that issue. He stated that with respect to Standard 8, roof shapes, the dormer proposed on the north elevation is only minimally visible and will not be viewed alongside the dormers on the front elevation where the different proportions would be noticeable. He stated that refinements to the proportions of the north facing dormer should make that element acceptable. He noted that although painting the brick white is permitted and may be appropriate, the home may appear somewhat monotonous given the multiple white homes on the block. He acknowledged that the color of the house can be changed without Commission approval.

Commissioner Dalieri stated that in her opinion, the proposed Palladian window should be revisited to achieve a solution that complies with Standard 3. She stated that Standard 4, solids to voids, as it relates to the solid brick wall on the rear elevation appears to be satisfactorily addressed given the petitioner's willingness to add an architectural element or landscaping to soften the wall. She agreed with Commissioner Hanson's comments about the dormer on the north elevation. She encouraged consideration of leaving the brick unpainted, as is, noting that will

eliminate the need to re-paint the brick over time. She acknowledged that the color of the house is the homeowner's choice.

Commissioner Soderberg commended the petitioner for considering the Commission's suggestions. He suggested consideration of thinner muntins in the Palladian window in an effort to address some of the concerns raised.

Acting Chairman Gibson stated that it appears the concerns about the dormer on the north elevation and solid brick wall on the rear elevation have been resolved. She stated that to address Standard 3, the Palladian window on the front elevation should be further studied and refined. She noted that as presented in the rendering, the Palladian window appears more refined and detailed than on the elevation presented to the Commission.

In response to questions from the Commission, Ms. Baehr reviewed that if desired, the Commission can approve the petition with a condition requiring the petitioner to refine the plans, in particular the Palladian window, subject to staff approval or, the petition could be continued and returned to the Commission for further review.

Hearing no further comments from the Commission, Acting Chairman Gibson invited a motion.

Commissioner Hanson made a motion to grant a Certificate of Appropriateness to allow partial demolition of the existing residence, construction of a single-story addition on the north side of the residence, modifications of the roof forms, the addition of dormers on the front of the home, a pergola to the rear of the home, associated exterior alterations, and new hardscape. He stated that the motion is based on the findings detailed in the staff report and noted that the Commission's deliberations are incorporated as additional findings. He stated that the motion is subject to the following conditions of approval.

1. The plans shall be revised as follows.
 - a. The arched window on the front of the addition shall be refined with careful attention to the details of the trim and muntins.
 - b. The window on the north elevation of the addition shall be centered on the gable element as shown on the revised plans presented to the Commission at the March 22, 2023 meeting.
 - c. The proportions of the dormer on the north elevation of the addition shall be refined.
 - d. Landscaping, or an architectural element, shall be incorporated on the rear elevation of the addition to break up the solid brick wall.
2. Consideration should be given to applying a whitewash to the exterior brick or a paint color that presents a softer appearance than stark white.

3. Plans submitted for permit must reflect the project as presented to the Commission with the modifications noted above. If any additional modifications are proposed in response to Commission's comments or as a result of design development, plans clearly detailing the areas of change must be included with the 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.
4. Prior to the issuance of a building permit, a detailed landscape plan shall be submitted and will be subject to review and approval by the City's Certified Arborist. The plan shall provide for the required 10 replacement inches on site. If during construction, additional trees on the site are compromised in the opinion of the City's Certified Arborist, additional replacement inches or payment in lieu of on site planting may be required.
5. Prior to the issuance of a building permit, a plan to protect trees and vegetation identified for preservation during construction must be submitted and will be subject to review and approval by the City's Certified Arborist.
6. Details of exterior lighting shall be submitted with the plans submitted for permit. Cut sheets for all light fixtures shall be provided and all fixtures, except those illuminated by natural gas at low light levels, shall direct light down and the source of the light shall be fully shielded from view from off of the site. All exterior lights shall be on automatic timers to go off no later than 11 p.m. except for security motion detector lights.
7. Prior to the issuance of a building permit, a materials' staging, and construction vehicle parking plan must be submitted to the City for review and will be subject to City approval in an effort to minimize and manage impacts on the neighborhood, neighboring properties and existing trees and landscaping during construction.

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

- 4. Consideration of a request for a Certificate of Appropriateness for a new building, a golf cottage, southeast of the main clubhouse, at the Onwentsia Club, 300 N. Green Bay Road and alterations to the west side of the racquets building. Tree removal and new landscape and hardscape are proposed on the south side of the main clubhouse and golf cottage.
Property Owner: Onwentsia Club
Project Representative: Nate Lielasus, architect**

Acting Chairman Gibson asked the Commission for any Ex Parte contacts or conflicts of interest.

Commissioner Soderberg noted that he is a member of the Onwentsia Club but has had no involvement in the project and is able to consider the petition objectively.

Hearing no further declarations from the Commission, she invited a presentation from the petitioner.

Mr. DePree provided background on Harrie Lindeberg, the original architect for the Onwentsia Club. He presented photos of the existing Clubhouse and noted that the surrounding landscape has evolved over time. He stated that as part of the current project, Hoerr Schaudt is developing an updated landscape plan. He stated that a few large trees will be removed to accommodate the proposed Golf Cottage which is sited to the southeast of the main Clubhouse and provides a pedestrian connection between the main Clubhouse and the Racquets' House. He stated that the overall design treats the site like a country estate, rather than a commercial site. He reviewed an overall site plan pointing out an area for a temporary, seasonal ice rink near the Clubhouse and stated that no new structures are planned for that area. He stated that a bluestone terrace is proposed west of the Golf Cottage. He noted the location of the golf cart storage area to the south of the proposed Golf Cottage. He reviewed an enlarged site plan of the Golf Cottage noting the intent to make the plan functional and picturesque. He provided images of the proposed hardscape materials. He noted that the Golf Cottage is purposefully simple and subdued in comparison to the Clubhouse but respectful in terms of materials, detailing and massing. He reviewed the front façade of the Golf Cottage noting the clear hierarchy of the entry. He noted that the casement windows will be double French casement windows with a thick center muntin. He noted that the color of the windows will be a blend between the Benjamin Moore colors of Linen White and Dove White. He stated that the exterior of the Golf Cottage will be reclaimed clinker brick to match the brick on the main Clubhouse. He added that the mortar will be the same mix used on the Clubhouse. He stated that the awnings and half round copper gutters on the Golf Cottage will match those on the Clubhouse. He noted that the French doors proposed on the Golf Cottage will resemble those on the west façade of the main Clubhouse. He stated that the roof on the Golf Cottage will be a Vermont slate roof. He reviewed the floor plan, roof plan, and exterior elevations of the Golf Cottage. He stated that consideration is being given to a custom wrought iron railing, similar to the railing around the existing pool, on the terrace behind the Golf Cottage. He stated that the alterations proposed on the Racquets House are minimal, noting that windows will be added to the west façade of the building to support interior changes that are planned.

Ms. Baehr noted that the Onwentsia Club is in the Green Bay Road Historic District. She reviewed the components of the project: a new building referred to as a Golf Cottage, associated hardscape areas, and exterior alterations to the Racquets

House. She stated that the proposed Golf Cottage presents a high quality, simple design and relates appropriately to, and pays deference to, the historic main Clubhouse. She noted that the petitioner has addressed the concern raised in the staff report about the casement windows. She stated support for the exterior alterations proposed on the Racquets House noting that building is not an original building. She stated that replacement tree inches are required given the tree removal that is proposed. She stated that the proposed landscape plan appears to address the required replacement inches.

Acting Chairman Gibson invited questions from the Commissioners.

In response to questions from Commissioner Hanson, Mr. DePree stated that there will not be grass strips between the antique concrete walkway panels.

In response to questions from Commissioner Culbertson, Mr. DePree stated that there is no kitchen in the Golf Cottage and noted that bar carts and food tables will be provided as needed to serve events and will be provided by staff at the main Club House. He stated that the Golf Carts are permanently stored in a maintenance building on the course, to the west of the proposed Golf Cottage. He stated that the proposed plan moves the golf cart staging area away from the main Club House. He pointed out that the proposed staging area for the carts is to the south of the Golf Cottage. He reviewed the location of the cart paths on the site plan. He confirmed that the parking lot will remain unchanged.

Commissioner Daliere stated that the Golf Cottage is elegant and compatible with the historic Clubhouse. She noted concern about consistency with Standard 13, preservation of natural resources, noting that seven trees will be removed.

In response to questions from Commissioner Daliere, Mr. Lielasus reviewed the tree removal plan noting the trees that will be removed to accommodate construction of the Golf Cottage. He noted three additional large Oak trees located away from the area of construction that may be removed noting that they are in poor condition. He noted that 100 trees were planted on the Club property in the last year.

In response to a question from Commissioner Daliere, Ms. Baehr confirmed that the City Arborist reviewed the trees proposed for removal and concurred that several of the trees are low quality species and others are in poor condition.

In response to a question from Commissioner Soderberg, Mr. DePree stated that the windows are aluminum clad wood windows. He noted that the original windows in the Clubhouse are extremely expensive to maintain, adding that a significant portion of the Club's maintenance budget is dedicated to maintaining the Clubhouse. He stated that the profile of the windows on the new Golf Cottage will replicate the profile of the original windows on the main Clubhouse.

Acting Chairman Gibson referred to Standard 7, materials, and asked for more information on the material that will be used for the entry door shown on the front of the Golf Cottage and asked for more information on the proposed exposed aggregate walkway. She asked for information on the size of the Golf Cottage and inquired about drainage impacts.

Mr. DePree stated that for budgetary reasons, the entry door is proposed as wood with aluminum cladding, rather than steel. He stated that the exposed aggregate proposed for the walkway is intended to have the appearance of an aged concrete, greyish in color. He stated that the Golf Cottage is 2,400 square feet. He explained that currently, stormwater drains west across the site, onto the golf course. He stated that no change is proposed in the drainage pattern. He noted that the Club property totals 175 acres.

Hearing no further questions from the Commission, Acting Chairman Gibson invited public testimony, hearing none, she invited final questions and comments from the Commission.

Commissioner Dalieri stated that Golf Cottage is designed in keeping with the original Clubhouse. She stated support for the proposed hardscape improvements and the proposed alterations to the Racquets House. She stated that she initially had concerns about the removal of the Oak trees but is satisfied that the Club will add appropriate new plantings to the site.

Hearing no further comments from the Commission, Acting Chairman Gibson stated that the project captures the country estate feel of the Onwentsia Club. She invited a motion.

Commissioner Dailere made a motion to grant a Certificate of Appropriateness approving a new building, the Golf Cottage, and related tree removal, alterations to the west side of the Racquets House, and new landscape and hardscape. She stated that the motion is based on the findings detailed in the staff report and noted that the Commission's deliberations are incorporated as additional findings. She stated that the motion is subject to the following conditions of approval.

1. Consideration shall be given to using casement windows more in keeping with the appearance of the existing casement windows in the Clubhouse.
2. Plans submitted for permit must reflect the project as presented to the Commission. If any modifications are proposed in response to Commission direction or as a result of design development, plans clearly detailing the areas of change must be submitted at the time of submission for permit along with the plans originally presented to the Commission and will be subject to review by staff, in consultation with the Chairman as appropriate, to verify that the

plans are consistent with the intent of the Commission and the approvals granted.

3. Prior to the issuance of a building permit, detailed tree removal and landscape plans shall be submitted and will be subject to review and approval by the City's Certified Arborist. The landscape plan shall provide for the required 95 replacement inches on site. If during construction, additional trees on the site are compromised in the opinion of the City's Certified Arborist, additional replacement inches or payment in lieu of on site planting may be required.
4. Prior to the issuance of a building permit, a plan to protect trees and vegetation identified for preservation during construction must be submitted and will be subject to review and approval by the City's Certified Arborist.
5. Details of exterior lighting shall be included with the plans submitted for permit. Cut sheets for all light fixtures shall be provided and all fixtures, except those illuminated by natural gas at low light levels, shall direct light down and the source of the light shall be fully shielded from view. All exterior lights shall be set on automatic timers to go off no later than 11 p.m. except for security motion detector lights and at times of activity on the Club property.
6. Prior to the issuance of a building permit, a materials' staging, and construction vehicle parking plan must be submitted to the City for review and will be subject to City approval.

The motion was seconded by Commissioner Culbertson and the motion was approved by a 5 to 0 vote.

OTHER ITEMS

5. Opportunity for the public to address the Historic Preservation Commission on non-agenda items.

Reed Dailey, 385 Westminster, provided comments on the McKinley Road Phase 3 development and the ongoing negative impacts on the neighboring properties including his. He stated his intention to return to the Commission with a proposal to construct a detached garage on his property to help to protect his property from the impacts of construction and the condominium building.

6. Additional information from staff.

No additional information was presented by staff.
The meeting was adjourned at 8:25 p.m.

Respectfully submitted,

Catherine J. Czerniak, Director of Community Development