

Historic Preservation Commission  
Proceedings of the July 26, 2023 Meeting

A meeting of the Lake Forest Historic Preservation Commission was held on Wednesday, July 26, 2023, at 6:30 p.m. at the City of Lake Forest City Hall, 220 E. Deerpath, Lake Forest, Illinois.

Historic Preservation Commissioners present: Chairman Maureen Grinnell and Commissioners Lloyd Culbertson, Elizabeth Dalieri, Tina Dann-Fenwick, Robin Petit and Leif Soderberg.

Commissioners absent: Commissioner Geoffrey Hanson

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

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

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

**2. Consideration of the minutes of the May 24, 2023 and June 28, 2023 meetings of the Commission.**

The minutes of the May 24, 2023 meeting were approved with corrections as requested by Chairman Grinnell.

Consideration of the minutes of the June 28, 2023 meeting was postponed.

**3. Consideration of a request for a Certificate of Appropriateness for replacement windows and doors for the residence at 681 Mayflower Road.**

**Property Owners: Robert and Kristen Roloson**

**Project Representative: Robert Roloson**

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

Mr. Roloson introduced the petition. He reviewed photos of the house noting that it is setback from the street. He noted that the existing windows are in disrepair and do not function properly. He stated that various options were considered for the replacement windows. He stated that he studied the configuration of the window openings noting that currently, most of the windows are divided in half vertically because they are sliding windows. He stated that the sliding windows do not meet egress Code requirements. He stated that the home was designed by architect Boyd

Hill and expressed an interest in remaining true to the original architect's design intent. He stated that the original architect utilized a square shape repeatedly throughout the house and on other homes he designed. He pointed out the repetition of squares in various places on the home on the interior and exterior. He stated that the vertical divisions in the existing sliding windows are subtle to allow the square proportion to be more prominent. He stated that it became clear that the original architect intentionally emphasized the square shape around the home. He presented images of other Boyd Hill homes that have windows with square proportions. He stated that the square proportion is reinforced with the proposed replacement windows. He reviewed the proposed elevations. He stated that the style, architect, and location of the home drew him and his wife to the property. He presented a sample of the proposed windows to the Commission. He noted that the replacement windows replicate the bronze color of some of the existing windows on the house.

Ms. Baehr stated that the petition is before the Board because of the proposed change in the type and proportions of the windows. She stated that the square shape of the proposed windows is consistent with the contemporary nature of the house and with the use of squares throughout the home. She noted that a letter from the Lake Forest Preservation Foundation was submitted in support of the petition.

Chairman Grinnell invited questions from the Commission.

In response to questions from Commissioner Dann-Fenwick, Mr. Roloson stated that a low-e type glass will be used. He noted that the window sills extend across the entire opening. He stated that he has not considered the potential for increased bird strike as a result of reconfiguration of the windows. He stated that the whitewash on the exterior brick is subtle. He confirmed that the vertical cedar ship-lap siding on the home will be retained. He noted that on the south elevation, a small portion of the exterior wall will be removed to accommodate windows in anticipation of creating a master bedroom on the first floor in the future.

Commissioner Dann- Fenwick suggested that an alternative type of glass could be considered to minimize bird strikes.

In response to questions from Commissioner Petit, Mr. Roloson stated that the balcony railing on the west elevation will be repaired and repainted.

In response to questions from Commissioner Dalieri, Mr. Roloson stated that the garage and attic windows are in good condition and will be maintained and repainted.

Hearing no further questions from the Commission, Chairman Grinnell invited public comment, hearing none, she invited final questions or comments.

Commissioner Soderberg commended the petitioner for preserving the character of the house.

Commissioner Dalieri stated appreciation for the research and thoughtful decisions of the petitioner.

Commissioners Culbertson, Petit and Dann – Fenwick agreed with the comments of the other Commissioners.

Chairman Grinnell stated that the project is a wonderful example of preservation of a modern home and commended the petitioner for maintaining the integrity of the historic property. Hearing no further comments from the Commission, she invited a motion.

Commissioner Culbertson made a motion to grant a Certificate of Appropriateness approving the replacement of the existing windows and doors subject to the following condition.

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

The motion was seconded by Commissioner Dann-Fenwick and was approved by a vote of 6 to 0.

**4. Consideration of a request for a Certificate of Appropriateness for extensive demolition and additions to the front, rear and west side of the residence at 845 Maplewood Road. Alterations to the exterior façade materials, architectural style and roof massing are proposed. A building scale variance is requested. Property Owners: Megan and Tristan Hoag  
Project Representative: Scott Streightiff architect**

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

Mr. Streightiff stated that a 3,000 square foot addition and exterior alterations are proposed to the home. He noted that a prior owner of the property presented a similar petition to the Commission several years ago and received approval. He noted that at a recent meeting, the Zoning Board of Appeals recommended approval of zoning variances required for the project as now proposed. He stated that a building scale variance is requested to support the proposed addition. He presented images of surrounding homes. He stated that the existing mechanical systems in the home are in excellent condition and noted that recent improvements were made to the basement level of the home and as a result, the new owners want to work with the existing home and make modifications rather than demolish the

home. He noted that a three-car garage and a first-floor primary bedroom are desired by the owners. He reviewed various alternate plans that were considered prior to moving forward with the plans as now presented. He stated that efforts were made to minimize the appearance of increased building mass from the street. He stated that high quality, natural materials are proposed, including brick, stone, natural slate tile, limestone, wood trim and aluminum clad wood windows. He reviewed the elevations and presented overlay drawings illustrating the change in mass between the existing and proposed residence. He noted that pillars and a driveway gate are proposed at the Sheridan Road entrance. He stated that the petitioners plan to install fencing along Sheridan Road that is more open and lower than the existing fence. He presented the preliminary drainage and grading plan. He stated that the property owners shared the plans with the surrounding neighbors.

Ms. Baehr reviewed that the project includes extensive demolition of the existing residence, additions to the north, south, and west sides of the home, and removal of the existing roof to create second floor living space. She stated that the existing house is a modest, ranch style home. She stated that the staff report includes findings in support of the demolition. She stated that the proposed exterior changes and additions appear compatible with the neighborhood. She stated that a building scale variance of 21 percent is requested and pointed out that the increased roof height accounts for the majority of the additional square footage. She stated that existing vegetation screens the residence from the streetscape and from neighboring properties but noted that it appears that the petitioners intend to remove some of that vegetation. She stated that replacement plantings are recommended to provide adequate screening of the increased in mass of the home. She stated that to reduce the significant increase in the amount of impervious surface, incorporation of some pervious materials for the hardscape is recommended.

In response to questions from Commissioner Soderberg, Mr. Streightiff confirmed that the footprint of the proposed addition is almost identical to the previously approved plan. He stated that unlike the previous plans which were approved, the roof of the addition is no longer flat. He stated that the additional square footage results from the steeper roof pitch now proposed adding that from an architectural perspective, the proposed plans better meet the new owners design preferences. He stated that the owners desire to open up the site and remove the vegetation along the perimeter of the property. He stated that much of the existing vegetation on the site is buckthorn. He stated that the owners are open to adding some plantings.

In response to questions from Commissioner Dalieri, Ms. Baehr reviewed the building scale calculations and pointed out the aspects of the proposed addition that increase the square footage. She reviewed the existing square footage of the residence.

In response to questions from Commissioner Dalieri, Mr. Streightiff confirmed that the proposed addition will increase the square footage of the house by about 2,100 square feet.

Commissioner Dalieri observed that the existing arborvitae provides a natural barrier between the home and the neighbor to the south. She stated that she was initially concerned about the survivability of the existing arborvitae due to the proposed construction but acknowledged that because the arborvitae is on the south side of the property and receives southern light, the arborvitae should survive.

In response to questions from Commissioner Culbertson, Mr. Streightiff stated that along Sheridan Road, a four foot tall, open fence is proposed although the details and style of the fence have not yet been determined.

In response to questions from Commissioner Culbertson, Ms. Baehr confirmed that a fence of up to four feet is permitted on the front property line. She stated that a taller fence would need to be setback three feet from the property line. She confirmed that the square footage overage is higher than what the Commission often sees but noted that it is not unprecedented.

In response to questions from Commissioner Petit, Mr. Streightiff provided details of the proposed cupola and stated that it will not be a source of light spillover. He stated that pervious pavers can be considered for some of the hardscape and noted that the engineering plan addresses drainage on the site. He stated that the gate and pillars proposed on Sheridan Road are setback about 20 feet from the street.

Commissioner Petit commended the petitioners for working with the existing house.

In response to questions from Commissioner Petit, Ms. Baehr confirmed that if desired by the Commission, the landscape plan and details on the proposed fence could be returned to the Commission for review.

In response to questions from Commissioner Dann-Fenwick, Mr. Streightiff noted that one of the letters submitted in support of the project was from the neighbor to the east. He stated that the landscape architect is not present but noted that primarily buckthorn is proposed for removal. He stated that he is not aware of plans to remove other species.

Commissioner Dann–Fenwick stated that the details of the landscape plan and drainage will be important to the success of the project.

In response to questions form Chairman Grinnell, Mr. Streightiff stated that the address of the property will remain the same. He stated that the petitioners may consider adding pillars at the driveway entrance on Maplewood Road of a similar design to the pillars proposed at the Sheridan Road entrance.

In response to questions from Commissioner Culbertson, Mr. Streightiff reiterated that incorporating pervious materials into the hardscape will be considered.

In response to questions from Commissioner Daliere, Mr. Streightiff confirmed that landscaping is proposed in front of the fence along Sheridan Road.

In response to questions from Commissioner Daliere, Ms. Hoag explained that they are planning to add more arborvitae along the south and west property lines. She stated the fence along Sheridan Road will screen the property from the College and Sheridan Road. She stated that the fence and plantings will be visible from the street. She stated that ornamental plantings are proposed at the northwest corner along with different types of vegetation along Maplewood Road. She stated that the driveway on Sheridan Road will open toward the house.

Commissioner Daliere commented that only limited information was provided to the Commission on the proposed pillars and driveway gate.

In response to questions from Commissioner Culbertson, Ms. Baehr said that four spruce and a maple tree are proposed for removal and noted that replacement tree inches will be required on the site. She stated that understory plantings and smaller shrubs are also proposed for removal. She noted that in order to satisfy the building scale variance criteria, additional landscaping is needed to mitigate the appearance of increased mass as a result of the addition.

In response to questions from Commissioner Culbertson, Ms. Hoag stated that the trees planned for removal are in poor condition or in locations that conflict with the proposed addition.

In response to questions from Commissioner Soderberg, Mr. Streightiff stated that wood windows with aluminum cladding on the exterior are proposed.

In response to questions from Commissioner Soderberg, Ms. Baehr confirmed that the Commission usually receives greater detail on various elements such as windows, garage doors, fences, and pillars as part of a petition than currently presented for this petition. She confirmed that if the Commission desires more details, the petition could be continued until the next meeting to allow the petitioner to provide more detailed information.

In response to a question from Commissioner Petit, Ms. Baehr stated that 30 percent of a solid fence along the front property line must be screened with landscaping within two or three growing seasons.

Hearing no further questions from the Commission, Chairman Grinnell invited public comments. Hearing none, she invited final comments from the petitioner.

Mr. Streightiff stated that a carriage style garage door is proposed.

Chairman Grinnell invited final comments from the Commission.

Commissioner Soderberg stated general support for the petition and the building scale variance. He stated that it will be important to develop the details of the project to assure that the concepts presented are achieved.

Commissioner Dalieri agreed with Commissioner Soderberg's comments. She asked that material samples and the color palette be provided to the Commission.

Commissioner Petit stated support for the demolition. She agreed that more details are needed on the finishes and landscaping.

Commissioner Culbertson agreed with the comments of the other Commissioners and asked for more details on the proposed fencing, landscaping, windows, garage doors, and hardscape. He stated general support for the project and the building scale variance.

Chairman Grinnell stated that the project will be an improvement over what exists on the property today and agreed that additional information should be provided to the Commission.

In response to questions from Commissioner Culbertson, Ms. Czerniak stated that given the Commission's general support for the overall project, if desired, the Commission could approve the demolition to allow the petitioner to move forward with that piece of the project while awaiting the details requested.

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

Commissioner Culbertson made a motion to continue the petition with the following direction.

1. Provide more detail on the proposed driveway entry gates and pillars, including details of any lighting on the pillars if proposed.
2. Provide detailed drawings of the garden walls, fencing, and gate reflecting the location, dimensions, style and materials.
3. Incorporate permeable materials into the driveways and parking areas to reduce the amount of impervious surface on the site.
4. Provide more detail on the style and materials of the proposed garage doors.
5. Provide samples of proposed exterior materials and the color palette.
6. Provide a plan that details the existing vegetation that is intended to remain on the site and the vegetation proposed for removal.

7. Provide a detailed landscape plan noting the quantity, size, and species of all proposed plantings. The plan shall include plantings to mitigate the visibility of the increased height and mass of the home from the streetscape and neighboring properties.

The motion was seconded by Commissioner Soderberg and was approved by a vote of 6 to 0.

Commissioner Culbertson made a motion to approve the demolition aspects of the petition.

The motion was seconded by Commissioner Petit and was approved by the Commission in a vote of 6 to 0.

**5. Consideration of a request for a Certificate of Appropriateness for a new single family residence on the vacant lot located at 333 N. Green Bay Road. Approval of a conceptual landscape plan and overall site plan is also requested.**

**Property Owners: Joshua and Jayme O'Donnell**

**Project Representatives:**

**Nate Lielasus and Elaina Tsarwhas, Northworks Architects and Planners, LLC**

**Craig Bergmann and Kenon Boehm, Craig Bergmann Landscape Design**

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

Commissioner Culbertson noted that he knows Ms. Tsarwhas and stated that he is able to consider the petition objectively.

Mr. Lielasus stated that a new house, designed in a modern style, is proposed on a vacant lot. He explained that the property is accessed from a private drive off of Green Bay Road that is shared with the neighbor to the east. He noted that the proposed residence is comprised of a larger central mass with smaller wings on the east and west sides. He stated that the home has simple gable roof forms with clean and modern detailing. He presented images of other modern homes in the community and in the Historic District. He noted that the design of the house was inspired by the work of architect Ike Colburn. He presented renderings of the proposed residence. He reviewed the elements of the front entrance and the rear elevation and the plans for a pool, outdoor kitchen and terraces. He noted that cream colored brick is proposed for most of the exterior walls with some areas of siding. He added that the proposed brick will have rough edges and texture. He noted that a charcoal metal roof with a 12 inch pan, aluminum clad windows, metal window headers, metal chimney caps, and custom metal box gutters are proposed. He stated that the exterior materials were chosen to provide human scale and texture to the home. He stated that the spandrel panel at the front entrance will either be metal or a painted Boral trim panel. He presented a site plan noting that the proposed residence faces north. He noted that



the proposed house is well under the permitted height. He stated that the lot has never been developed and is very wooded and as a result, any development of the lot will require extensive clearing of trees and underbrush. He added that there are many low quality and invasive species of trees on the property. He stated that good forestry practices will be followed. He reviewed the tree removal plan pointing out the trees that need to be removed for the house and hardscape and others because they are too close to other healthy trees. He reviewed a survey noting that the house is planned at the highest point of the property. He stated that the parking area and garage are on the east side of the house, hidden from view from Green Bay Road. He stated that significant tree coverage will remain on the site. He noted the 50 foot Conservation Easement along Green Bay Road which must remain wooded. He stated that the intent is to integrate the home into the wooded site. He presented images of fences including metal fences and wood board fences noting that the owners have dogs and young children and desire to enclose the property in some manner. He reviewed the floor plans and exterior elevations. He presented photos of the site from Green Bay Road.

Ms. Baehr confirmed that the site has never been developed despite previous proposals being brought forward by prior owners. She stated that the exterior materials and limited detailing are consistent with the modern architectural style proposed. She noted that there are large expanses of unbroken wall on the west elevation and suggested consideration of additional openings to mitigate the impact of the solid wall. She noted that the fencing plan reflects a metal and wood fence. She stated that the plat of subdivision requires that any fence in the Conservation Easement be at least 80 percent open. She stated that further study is needed to determine whether some of the healthy trees of quality species can be preserved through construction adding that ideally, some part of the existing tree canopy on the site will be preserved. She stated that the staff report includes a recommendation for approval of the proposed residence subject to continued study, detailing and consideration by the Commission of the landscape and tree removal plans.

In response to questions from Commissioner Dalieri, Mr. Lielasus reviewed the exterior material palette. He stated that three dominant exterior materials are proposed with accent materials in a few areas, on the recessed entrance and on the porch ceiling. He presented samples of the materials noting that the bricks will be a full thickness and will be installed individually.

In response to questions from Commissioner Dann-Fenwick, Mr. Lielasus noted that when designing a home, there is always a balance between the achieving the desired interior experience and the exterior appearance. He stated that the west elevation is devoid of windows to avoid misaligned windows as a result of the interior experience desired. He noted however, that consideration can be given to adding windows in the kitchen and laundry room to break up the solid wall. He added that landscaping is planned in front of the solid wall.

In response to questions from Commissioner Petit, Mr. Lielasus confirmed that the windows on the brick walls will be more deeply set back than the windows in the areas

with wood siding. He stated that the windows in the brick walls will have metal headers. He confirmed that wood with a warm finish is planned around the entry. He stated that the driveway is asphalt.

In response to questions from Commissioner Culbertson, Mr. Lielasus stated that as currently proposed, a four and a half foot tall fence is planned along Green Bay Road. He acknowledged that to comply with the Code requirements, the fence will need to be reduced in height to four feet. He stated that intent to have a taller fence around the rest of the property.

In response to questions from Chairman Grinnell, Mr. Lielasus stated that the renderings are intended to reflect shadows and as a result, some areas may appear darker than intended. He reviewed the areas where darker wood siding is proposed. He stated that the design intent is to limit the footprint to one to two rooms deep to provide a connection between the inside and outside of the home. He stated that metal roofs are durable, long-lasting, and can handle snow and hail.

In response to questions from Commissioner Dalieri, Mr. Lielasus stated that proper measures will be taken to minimize snow shedding from the roof.

In response to questions from Commissioner Soderberg, Mr. Boehm clarified that the fence along Green Bay Road will be on the west property line, approximately eight feet away from the sidewalk.

Mr. Bergmann stated that the landscape plan is preliminary and intended only to support the construction of the house on the property. He stated that a final landscape plan will be prepared once the site is cleared to some extent and the improvements begin to take shape. He stated that a final landscape plan will be presented to the Commission in the future. He stated that current plan presented the worst-case scenario with respect to tree removal. He stated that if the Conservation Easement is left as it is, one microburst will take out lots of vegetation. He stated that the Norway Maples are impacting other quality trees. He stated that they are working to determine which of the trees on the site are worthy of preservation. He stated that the Conservation Easement is an encumbrance on the property because of the limitations of what can be done in the easement but noted that it is also a benefit because it is a buffer between the property and a busy street. He stated that fencing is proposed for security.

In response to questions from Commissioner Soderberg, Mr. Bergman stated that currently, the Conservation Easement is very densely wooded. He stated that ultimately, the petitioners would like to reforest the Conservation Easement keeping the high quality, healthy canopy trees and perhaps adding evergreen trees and shrubs. He noted that some trees are proposed for removal because they are growing too close to other trees. He noted that after the buckthorn is removed from the site, the existing trees can more thoroughly be evaluated. He added that construction impacts on the trees that remain on the site will also be monitored as construction gets underway.

In response to questions from Commissioner Daliere, Mr. Boehm presented a plan showing the tree removals required to allow initial construction to proceed.

In response to questions from Chairman Grinnell, Ms. Czerniak acknowledged that because of the heavily wooded nature of the site, it is reasonable to allow the petitioner to do tree removals sequentially. She stated that removal of the buckthorn will allow the remaining trees and vegetation to be evaluated. She stated that staff supports allowing the removals that are necessary for construction to proceed before comprehensive tree removal and landscape plans are submitted for the Commission's review.

In response to questions from Chairman Grinnell, Mr. Lielasus noted that there are several White Oaks on the site. He stated that it is not possible to site the house in a way that preserves all of the significant trees. He stated that White Oaks are particularly sensitive adding that in cases where the trees are not likely to survive, removal is proposed.

In response to questions from Commissioner Daliere, Mr. Boehm noted the trees that are worthy of further discussion and revaluation. He noted that some trees may be lost in three to five years after construction despite best efforts to protect them.

In response to questions from Commissioner Daliere, Mr. Bergmann noted that in addition to being impacted by construction, the trees will be impacted by drainage and a change in water flow across the site. He added that there will need to be areas cleared on the site to provide on-site staging for construction. He stated that the swimming pool impacts four to six trees additional trees. He stated that due to the configuration of the site, constructing the pool after the house is built will be difficult. He reiterated that the trees identified for preservation will be monitored during construction.

In response to questions from Commissioner Soderberg, Mr. Bergmann stated that if compaction can be avoided in the root zones, some of the older trees may survive. He noted that the area north of the property on which the shared driveway is located is part of the property to the east. He stated that no removals will occur in that area.

In response to questions from Commissioner Dann-Fenwick, Mr. Bergmann confirmed that White Oaks will be replanted on site. He stated that his expectation is that some of the Norway Maple trees will likely be retained. He reiterated that what is presented now is the worst case scenario with respect to tree removal.

In response to questions from Commissioner Petit, Mr. Bergmann confirmed that a four foot fence is proposed on the west property line. He stated that a fence within the Conservation Easement must be at least 80 percent open.

In response to questions from Commissioner Petit, Ms. Baehr stated that when the plans are submitted for a building permit, tree protection fencing will be required. She added

that plans for the fencing around the pool will be reviewed to verify compliance with the requirements for pool fencing.

In response to questions from Commissioner Petit, Mr. Boehm pointed out the areas along the north side of the property where fencing is proposed. He noted that the owners recently expressed a desire to have a seven foot tall fence along Green Bay Road which is not currently shown on the plans. He stated that final decisions about the desired fencing have not yet been made. He stated that decorative wood fencing is proposed around the dog run area and around the mechanical equipment on the east side of the house.

In response to questions from Commissioner Culbertson, Ms. Baehr reviewed that fencing directly on the west property line, along Green Bay Road, cannot exceed four feet in height. She noted that if the petitioner is proposing a seven foot tall fence, it must be located at least three feet from the west property line.

In response to questions from Commissioner Culbertson, Mr. Boehm noted that if the fence is shifted three feet from the west property line, it would then be in the Conservation Easement and would be required to be 80 percent open. He added that an open fence would not provide the privacy or safety desired by the owners.

Commissioner Culbertson stated that further review of any proposed fencing is needed.

In response to questions from Chairman Grinnell, Mr. Lielasus identified areas where staging and equipment can be located on the site.

In response, to questions from Chairman Grinnell, Ms. Baehr noted that no parking will be permitted on the private drive or on Green Bay Road.

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

Jack McGinley, 275 N. Green Bay Road, commended the Commission on preserving the character of the community. He pointed out the significant historic homes located in the surrounding neighborhood. He stated that the proposed residence is very well designed, but commented that in his opinion, a modern home does not fit with the classic historic area of Green Bay Road. He expressed concern property being opened up and becoming much more visible from Green Bay Road. He noted that it will take decades before new trees re-establish the wooded character of the property.

Terry Hanusa, 375 N. Green Bay Road, commended the design team. He questioned if any tree removal is proposed in the area of the shared driveway north of the property. He asked about the type of fence proposed along Green Bay Road.

Laura Hanusa, 375 N. Green Bay Road stated that their property has a brick and wrought iron fence. She noted that the landscaping on their property, including along

Green Bay Road, was recently enhanced. She questioned whether the development as proposed will maintain the visual character of Green Bay Road due to the proposed style of the home and the fencing and type of landscaping. She expressed concern about the modern style of the residence in an area with more traditional style homes. She encouraged the petitioner to preserve trees on the property to maintain the wooded character of the site.

Hearing no further requests to speak from the public, Chairman Grinnell invited the petitioner to respond to the public testimony.

Mr. Bergmann stated that no trees are proposed for removal in the area of the shared driveway north of the property and acknowledged that area is owned by the neighbor to the east. He stated that the type of fencing has not been determined but may be aluminum or wrought iron. He explained that evergreens are planned to provide year-round screening of the house. He noted that when the property was subdivided, the Conservation Easement on the west side of the property was established to provide a buffer between Green Bay Road and the future residence on the property.

Mr. O'Donnell stated that one of the main reasons he and his wife were attracted to the property is the wooded nature of the site. He stated that there is no intention to clear all of the trees from the property. He noted that they want to maintain the natural beauty of the site. He pointed out that there is a precedent for other modern homes in the community.

Chairman Grinnell stated that the Commission's deliberations are intended to find a balance between many different objectives and perspectives and to ideally achieve a plan that balances all interests. She invited comments from the Commission.

Commissioner Soderberg stated that the overall concept presented is acceptable but questioned how to move forward without more details on the tree removal and landscape plan.

Commissioner Dalieri acknowledged that with respect to Standard 14, compatibility, the style of the proposed residence is not the same as the majority of the houses on Green Bay Road. She noted however that there is a precedent for modern style homes in the community. She noted that the proposed residence meets many of the Commission's Standards and stated that with minor refinements, the home will more fully meet the Standards, particularly Standards 4 and 13. She stated that in her opinion, the questions that remain involve the landscaping and fencing.

Ms. Czerniak offered that based on the Commission's comments, the Commission could consider moving forward to grant a Certificate of Appropriateness for the residence, the tree removal that is absolutely necessary to allow construction of the house, and removal of buckthorn except within the Conservation Easement. She commented that removal of the buckthorn would allow further evaluation of the trees by the petitioner and the City Arborist. She stated that once the site begins to take shape, detailed plans

for further tree removal, landscaping, and fencing could be returned to the Commission for review and action.

In response to questions from Commissioner Dann-Fenwick, Ms. Czerniak stated that if desired by the Commission, modifications to the west elevation to mitigate the expansive solid brick wall could be incorporated as a condition of approval of the Certificate of Appropriateness.

Commissioner Culbertson stated support for proceeding as outlined by staff. He stated that in his opinion, the design of the house is refreshing and adds variety to the neighborhood. He noted that there are other modern style homes in the Historic District. He expressed support for the design of the home with revisions to the west elevation as recommended in the staff report. He stated support for continuing consideration of the landscape plan.

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

Commissioner Petit made a motion to grant a Certificate of Appropriateness approving a new single family residence, attached garage, the overall site plan and limited tree removal, only what is necessary to allow construction to begin. She stated that the motion is based on the adoption of the findings as detailed in the staff report and noted that the Commission's deliberations are incorporated as additional findings. She added that the motion includes continuation of the Commission's consideration of further detailed tree removal, landscape, fencing, and hardscape plans. She noted that plans for the continued items shall be returned to the Commission for further review and will be subject to Commission approval. She noted that the motion includes the following conditions.

1. An additional window shall be incorporated on the second floor of the west elevation to provide a more balanced appearance.
2. Openings shall be incorporated on the first floor of the west elevation to break up the large expanse of solid wall.
3. Plans submitted for permit must reflect the project as presented to the Commission. Any refinements made in response to direction from the Commission or as the result of final design development shall be clearly called out on the plan and a copy of the plan originally provided to the Commission shall be attached for comparison purposes. Staff is directed to review any changes in consultation with the Chairman as appropriate, to determine whether the modifications are in conformance with the Commission's direction and approval prior to the issuance of any permits.
4. Tree Protection Plan – Prior to the issuance of a building permit, a plan to protect any trees identified for preservation on the site during construction, as well as trees

on neighboring properties, must be submitted and will be subject to review and approval by the City's Certified Arborist.

5. Details of exterior lighting shall be submitted with the plans submitted for permit. Cut sheets for all light fixtures shall be provided and all fixtures, except those illuminated by natural gas at low light levels, shall direct light down and the source of the light shall be fully shielded from view. All exterior lights shall be set on automatic timers to go off no later than 11 p.m. except for security motion detector lights. All exterior lighting shall be sensitive to the dark sky character of the neighborhood.
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 in an effort to minimize and manage impacts on the neighborhood, neighboring properties and existing trees and landscaping during construction. No parking is permitted on the shared driveway north of the property or on Green Bay Road.

The motion was seconded by Commissioner Culbertson and was approved by a 6 to 0 vote.

#### **OTHER ITEMS**

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

There was no public comment on non-agenda items presented to the Commission.

##### **6. Additional information from staff.**

Ms. Baehr confirmed that staff is working to schedule an additional workshop as requested by the Commission on synthetic exterior materials.

The meeting was adjourned at 9:30 p.m.

Respectfully submitted,

Catherine J. Czerniak  
Director of Community Development